

Application ref: 2022/2660/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**8 Cambridge Gate
London
Camden
NW1 4JX**

Proposal:

Removal of internal wall within the rebuilt rear lower ground floor
Drawing Nos: Site location plan; Design and Access Statement and Heritage
Statement; Drawings numbered (PL)110; (PL)500

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Design and Access Statement and Heritage Statement; Drawings numbered (PL)110; (PL)500

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Significance

8 Cambridge Gate is part of a terrace of 10 houses built c.1875-77 to designs by T. Archer and A. Green. It is listed at GII and is within the Regent's Park Conservation Area. It was the home of John Galsworthy in the early C20th (his father, John Galsworthy Senior, had part-financed the terrace in the 1870s) who donated it as an occupational therapy centre for wounded and disabled English soldiers in 1917. Its significance includes its architectural design and materials, plan-form, evidential value as a late C19th residential development, evidential value as a pioneering occupational therapy centre, and its townscape contribution, including its positive contribution to the character and appearance of the Regent's Park Conservation Area.

Impact of proposed works on significance

It is proposed to remove stud walls in the rear lower ground floor room and to remove two doors (creating one door) to the rear room at lower ground floor level.

The works of alteration relate to fabric and plan-form created after 1994. The existing doors, doorways, internal wall and the rear room itself, did not exist prior to 1994. The lower ground floor still largely retained its historic circulation prior to the 1994 works, but this has now been lost and remnant of the historic plan-form which were just about legible in 1994 have now been substantially eroded. The proposed works to the basement affect very little of the historic plan-form because almost all of the historic plan-form of the basement has already been lost and the rear bedroom area served by these doorways dates entirely from c.1994 and is not part of the original fabric.

Conclusion

The proposed works preserve the special interest of the listed building and are not considered to affect the surviving historic interest of the interior, any historic fabric, or the character and appearance of the conservation area.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer