

Application ref: 2022/0526/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Montagu Evans
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**55 Cumberland Terrace
London
NW1 4HJ**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2021/1393/P dated 20/08/2021, as amended by 2021/1767/P dated 06/10/2021 (for Conversion of 55 Cumberland Terrace and 29 Cumberland Terrace Mews into single family dwelling with associated internal and external alterations), namely for replacement of a rooflight with roof hatch, replacement of European tiles on mews roof with Welsh slate tiles and installation of CCTV cameras.

Drawing Nos: E 000, E 001 A, E 000, E 002 A, E 003 A, E 004 A, 2001 E 005 A, E 006, E 007, E 1000, 2001 P 001, 2001 E 000 C, 2001 P 002 A, 2001 P 003, 2001 P 004 B, 2001 E 000, 2001 P 005, 2001 P 006 B, 2001 P 007, 2001 D 001 D, 2001 E 000 B, 2001 D 002 B, 2001 D 003 B, 2001 D 004 A, 2001 E 000, 2001 D 005 B, 2001 D 006 B, 2001 D 007 B, 2001 P 200 A, 2001 E 000 B, 2001 P 201 B, 2001 P 300, 2001 E 000, 2001 P 301 A, 2001 P 302 B, 2001 P 400, 2001 P 500 A, 2001 P 501 B, 2001 2001, 2001 2100, 2001 2101, 2001 2102, 2001 2200, 2001 2300, 2001 3100, 2001 3001, 2001 3002, 2001 3003, 2001 3004, 2001 3005, 2001 3006, 2001 3007, 2001 3008, 2001 3009, 2001 3010, 2001 3011, 2001 3012, 2001 3013, 2001 301 B, 2001 310, 2001 311, 2001 312 A, 11188-01 B, 11188-02 B, 11188-03 C, 11188-04 C, 11188-05 B, 11188-06 B, 11188-07 B, 11188-08 B, 11188-09 B, 11188-010 B, 11188-011 B, 11188-012 B, XX-LG-DR-S-1099 P2, XX-GF-DR-S-1100 P2, XX-GF-DR-S1101 P2, XX-01-DR-S-1102 P1, XX-02-DR-S-1103 P1, XX-02-DR-S-1104 P2, 6618

MEP103 P4, 6618 MEP104 P2, 6618 MEP105 P2, 6618 MEP106 P2, 6618 S101 P1, 6618 M101, 6618 M102 P5, 6618 M103 P4, 6618 M104 P4, 6618 M105, 6618 M106 P5, 6618 M107 P5, 6618 M108 P6, 6618 M109 P2, 6618 M110 P2, 6618 M111 P2, 2 6618 M112 P2, 6618 M113 P2, 6618 M114 P2, 6618 E108 P1, 6618 PH101 P5, 6618 PH102 P5, 6618 PH103 P5, 11188-15 A, 11188-14 C, 11188-13 D, KUT Cooling Hierarchy dated 6 November 2020, Plant Noise Assessment 27769/PNA1, Planning and Heritage Statement March 2021, M&E Residential Services Strategy 6618, Daylight Sunlight Report 87970/46/DTO/SMM, Design and Access Statement 2021, 154-11 55 Cumberland Terrace SN3 090721 TPH, 154-11 55 Cumberland Terrace SN4 011221 MA - merged, 154-11 55 Cumberland Terrace, Mews SN1 250621 MLA, 154-11 55 Cumberland Terrace, Mews SN2 250621 AE, 2001-631_A, 2001-632_A, 2001-633, 2001-635, 2001-636.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of permission 2021/1393/P dated 20/08/2021.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: E 000, E 001 A, E 000, E 002 A, E 003 A, E 004 A, 2001 E 005 A, E 006, E 007, E 1000, 2001 P 001, 2001 E 000 C, 2001 P 002 A, 2001 P 003, 2001 P 004 B, 2001 E 000, 2001 P 005, 2001 P 006 B, 2001 P 007, 2001 D 001 D, 2001 E 000 B, 2001 D 002 B, 2001 D 003 B, 2001 D 004 A, 2001 E 000, 2001 D 005 B, 2001 D 006 B, 2001 D 007 B, 2001 P 200 A, 2001 E 000 B, 2001 P 201 B, 2001 P 300, 2001 E 000, 2001 P 301 A, 2001 P 302 B, 2001 P 400, 2001 P 500 A, 2001 P 501 B, 2001 2001, 2001 2100, 2001 2101, 2001 2102, 2001 2200, 2001 2300, 2001 3100, 2001 3001, 2001 3002, 2001 3003, 2001 3004, 2001 3005, 2001 3006, 2001 3007, 2001 3008, 2001 3009, 2001 3010, 2001 3011, 2001 3012, 2001 3013, 2001 301 B, 2001 310, 2001 311, 2001 312 A, 11188-01 B, 11188-02 B, 11188-03 C, 11188-04 C, 11188-05 B, 11188-06 B, 11188-07 B, 11188-08 B, 11188-09 B, 11188-010 B, 11188- 011 B, 11188-012 B, XX-LG-DR-S-1099 P2, XX-GF-DR-S-1100 P2, XX-GF-DR-S-1101 P2, XX-01-DR-S-1102 P1, XX-02-DR-S-1103 P1, XX-02-DR-S-1104 P2, 6618 MEP103 P4, 6618 MEP104 P2, 6618 MEP105 P2, 6618 MEP106 P2, 6618 S101 P1, 6618 M101, 6618 M102 P5, 6618 M103 P4, 6618 M104 P4, 6618 M105, 6618 M106 P5, 6618 M107 P5, 6618 M108 P6, 6618 M109 P2, 6618 M110 P2, 6618 M111 P2, 2 6618 M112 P2, 6618 M113 P2, 6618 M114 P2, 6618 E108 P1, 6618 PH101 P5, 6618 PH102 P5, 6618 PH103

P5, 11188-15 A, 11188-14 C, 11188-13 D, KUT Cooling Hierarchy dated 6 November 2020, Plant Noise Assessment 27769/PNA1, Planning and Heritage Statement March 2021, M&E Residential Services Strategy 6618, Daylight Sunlight Report 87970/46/DTO/SMM, Design and Access Statement 2021, 154-11 55 Cumberland Terrace SN3 090721 TPH, 154-11 55 Cumberland Terrace SN4 011221 MA - merged, 154-11 55 Cumberland Terrace, Mews SN1 250621 MLA, 154-11 55 Cumberland Terrace, Mews SN2 250621 AE, 2001-631_A, 2001-632_A, 2001-633, 2001-635, 2001-636.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to operation, the air-conditioning plant shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The current application seeks to vary condition 3 (approved plans) of permission reference 2021/1393/P, as amended by 2021/1767/P, to accommodate external changes to the scheme including the replacement of a rooflight with an access hatch at main roof level, the replacement of the roof tiles on the mews building to the rear and installation of CCTV cameras to the front and rear at ground and lower ground floor level. The various internal changes proposed are assessed in the corresponding listed building consent application ref 2022/1175/L.

The proposed replacement of the roof tiles to the existing mews building with Welsh slate was approved under ref 2021/5118/P. As with the previous approval, the use of Welsh slate tiles to replace the existing roof slates at the property is welcomed and considered an appropriate and high quality material choice for a Grade 1 listed building such as this. The replacement of the approved rooflight at main roof level by an access hatch is considered to

represent a minor alteration that would not be visible from the public realm and is thus acceptable. Similarly, the installation of two small CCTV cameras to the front and rear of the building at ground and lower ground floor level is considered to represent a minor alteration that would not cause harm to the special historic significance of the host building or the appearance of the surrounding conservation area.

The proposals would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

One objection was received from the Primrose Hill CAAC relating to the proposed internal uplighters at first floor level. In response to this, the applicant has submitted an amended plan which omits the uplighters from the proposals and thus addresses the concerns of the CAAC. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, and of preserving or enhancing the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021, and National Planning Policy Framework 2021.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the

Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer