

Application ref: 2022/1175/L
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Montagu Evans
70 St Mary Axe
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**55 Cumberland Terrace
London
NW1 4HJ**

Proposal:

External alterations including installation of roof hatch at main roof level, replacement roof tiles to mews building, installation of CCTV cameras to front and rear, and internal alterations at all levels.

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-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, Planning and Heritage Statement March 2021, M&E Residential Services Strategy 6618, 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 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: 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, Planning and Heritage Statement March 2021, M&E Residential Services Strategy 6618, 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: 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 Reasons for granting consent-

The application involves a number of internal and external alterations to the host building. Externally the proposals include 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. Internally the proposals include a variety of minor alterations to the internal layout of the property at lower ground, ground, first and third floor levels.

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 proposed roof slates and vents are therefore considered to be sympathetic to the setting of the mews building and the historic significance of the principal Grade I listed building at 55 Cumberland Terrace. 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 three small CCTV cameras to the front 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.

It is noted that the interior of the house is largely a post-war reconstruction, with the exception of the stairs. The various minor alterations that are proposed internally relate to non-historic partitions, ceilings and floors, whilst reversible waterproofing is proposed in the front room of the basement and to the floor of the area. The proposals have been reviewed by the Council's conservation officer who has confirmed that, given their minor nature, the internal works would have an acceptable impact on the special historic interest of the host building and can thus be approved.

No objections were received following statutory consultation. 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 under s.16 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 policy D2 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 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer