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Planning and Built Environment
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Our ref: JCW/KVA/U0021563

Your ref: PP-11733871

21 December 2022

Dear Sir / Madam

Town and Country Planning (Listed Building and Conservation Areas) Act 1990 21 Cumberland Terrace, London, NW1 4HP

On behalf of our client, The Crown Estate, we write to submit an application for listed building consent in respect of 21 Cumberland Terrace, London, NW1 4HP ('the Site') for the following:

"Internal refurbishment of Flat 21 Cumberland Terrace, London, NW1 4HP including new fixtures and fittings and demolition of modern partitions."

Site Description and Background

21 Cumberland Terrace is a Grade I-listed ground floor flat that is in residential (Class C3) use. The surrounding area is characterised by residential use.

21 Cumberland Terrace is listed as part of Nos 1-59 Cumberland Terrace and therefore parts of the group value and setting of this terrace. The Site is located within the Regent's Park Conservation Area in the London Borough of Camden.

The statutory listing description for No.s 1-59 Cumberland Terrace is included below:

Monumental palace-style terrace of 59 houses. c1827. By John Nash and J Thomson. For the Commissioners of Woods, Forests & Land Revenues. Built by JG Bubb; arches built by WM Nurse. Stucco. Houses in 3 blocks linked by "triumphal" arches leading into 2 courtyards with pairs of houses and drives leading to former mews. Terrace approximately 240m long. EXTERIOR: central block (Nos 20-49): 4 storeys and basements. Central projecting Ionic decastyle pedimented portico of Giant Order, flanked by slightly less projecting similar single bays with paired columns and attic storeys. Rusticated ground floor, with square-headed doorways with patterned fanlights and panelled doors where not converted for use as windows, forming a podium. Cast-iron balconies between columns. Entablature topped by balustraded parapet with vases and sculpture of figures on dies. Tympanum filled with sculpture of allegorical figures and figurative acroteria at angles. Flanking the portico, 11 bays of rusticated ground floor and Ionic pilasters rising through 1st and 2nd floors to carry entablature at 3rd floor level; cornice and blocking course above attic storey. Architraved sashes to upper floors; 1st floor with continuous cast-iron balcony. Terminating bays forming projecting single

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bay pavilions similar to single bays flanking pedimented section of portico. "Triumphal" Arches: linking the central and outer blocks. Single, central, architraved archway flanked by paired Ionic columns carrying an entablature and blocking course. Linked to the blocks by rusticated stucco screen walls. Outer blocks (Nos 1-17 & 52-57): 11 bays each similar to those flanking central portico and terminating in similar bays at each end. End houses of blocks with stucco pilastered porticoes on returns. Pairs of houses in courtyards behind Arches (Nos 18 & 19 and Nos 50 & 51): stucco with slated roofs and central chimneys. 2 storeys and basements. 5 windows. Corinthian pilasters rise through ground and 1st floors to carry modified entablature with cornice at eaves level surmounted by arcaded parapet. Pilastered porticoes with round-arched entrances. Recessed sashes; ground floor tripartite. Plain 1st floor sill band. Nos 58 & 59: pair of houses set back from terrace at north end. Stucco with rusticated ground floor and projecting pilasters at angles. 3 storeys and basement. 3 windows in all. Projecting centre bay with coupled entrances flanked by pilasters and surmounted by parapet of Greek fret pattern with acroteria on dies. Square-headed doorways with fanlights and panelled doors. Recessed sashes, upper floors architraved; 1st floor with balconies to flanking sashes and central pedimented, tripartite casement. Cornice at 2nd floor level breaking forward with pilasters; similar above 2nd floor with blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to all areas and gardens of Nos 58 & 59. HISTORICAL NOTE: designed to give the appearance of a palace overlooking the natural landscape of Regent's Park. The King's guinguette, had it been built, would have stood almost opposite. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 116).

The Proposals

The proposals seek to refurbish 21 Cumberland Terrace, which comprises a two bedroom ground floor flat. The refurbishment includes replanning the flat into a new layout which is made possible through the removal of non-load bearing walls, installing new partition walls and other amendments.

Additionally, the proposals also include stripping out items including the modern fireplace surround, modern cornicing and modern joinery.

It is proposed that a number of new items are installed, including a marble fireplace surround, new Georgian style cornicing and architraves, new ceiling roses, new painted wall panelling, doors and skirting and a new internal window. It is also proposed that all fixtures and fittings are also refurbished

Full details of the proposals can be found within the Design and Access Statement and drawings submitted in support of this application.

Planning Policy Context

National Planning Policy Framework

The National Planning Policy Framework (2021) ('NPPF') is a material consideration in the determination of planning applications. It sets out the government's overarching planning policies for England and how they are to be applied.

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Statutory Development Plan unless material considerations indicate

otherwise. The adopted Statutory Development Plan for the purpose of this application comprises The London Plan (2021) and The Camden Local Plan (2017).

Assessment of the Proposals

Heritage and Design

Paragraph 197 of the NPPF is clear that local authorities, in determining planning applications, should take account of (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF at Paragraph 199 is clear that: “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Policy HC1 of the London Plan states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and taking their surroundings into account.

Policy D1 of the Camden Local Plan (2017) seeks to secure high quality design in development. As part of this Policy, the Council will require development to preserve or enhance heritage assets in accordance with Policy D2.

Policy D2 of the Camden Local Plan (2017) itself states that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

No. 21 Cumberland Terrace is in very tired condition internally and is need of refurbishment. The proposals outlined above will enhance the quality of the listed flat and allow this part of the building to be brought back into use, in line with Policy D1 and D2 of Camden’s Local Plan (2017).

The existing layout of the 21 Cumberland Terrace is also inefficient. The proposals would allow for the flat to have two bedrooms that are better proportioned as well as create an open plan lounge and kitchen which provides a better user experience for future residents. This also enhances the flat, in line with Policy D2.

The proposals have been informed by a detailed understanding of the building’s significance and interest, informed by Donald Insall Associates. The Historic Building Report, which was produced by Donald Insall Associates and accompanies this application, concludes that the principal area of significance at 21 Cumberland Terrace lies in its front elevation and what this façade, together with the rest of the terrace, contributes to the original design and composition of renowned architect John Nash’s palace-inspired façade.

For the avoidance of doubt, no external changes are proposed, and the highly significant facades of No.s 1-59 Cumberland Terrace will therefore remain as existing.

Internally, the Historic Building Report concludes that between the late 1950s and early 1960s the buildings were reconstructed behind their facades. The Report highlights that the interior within 21 Cumberland Terrace, composed of modern cornices, architraves, skirtings and one reproduction chimneypiece in a late-18th century style, is therefore entirely modern and of no architectural or historic interest. Donald Insall Associates also conclude that, even though some walls broadly align with the historic plan form, they are of modern construction and due to the extent of alteration that has taken place within the interior as a whole, the layout and finishes are of neutral significance.

The Historic Building Report concludes that the proposed works would cause no harm to the building's significance and would be wholly appropriate. Additionally, the report concludes that some of the proposals, including the installation of the replacement marble fireplace and ceiling roses would modestly enhance the appearance of 21 Cumberland Terrace as they would better reflect the original Regency character and status of the property.

The proposed refurbishment of 21 Cumberland Terrace will help to secure the ongoing viable use of the site which is supported by paragraph 202 of the NPP and will cause no harm or loss of significance. Consequently, the proposals are acceptable in heritage design terms, even after having had particular regard to the need to avoid harm to heritage assets.

Application Documentation

In line with Camden Council's validation requirements, the following documents, along with this cover letter, have been submitted via Planning Portal:

- Completed application form and certificates;
- Site Location Plan, produced by Studio Jordan;
- Design and Access Statement, produced by Gerald Eve LLP;
- Existing, Demolition and Proposed Floorplans, produced by Studio Jordan; and
- Historic Building Report, produced by Donald Insall Associates.

We trust that the information submitted as part of this application is sufficient, but should you have any queries, please do not hesitate to contact James Wickham (0794 948 4580) or Kris Vasili (0738 540 9542) of this office. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully



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Encs.