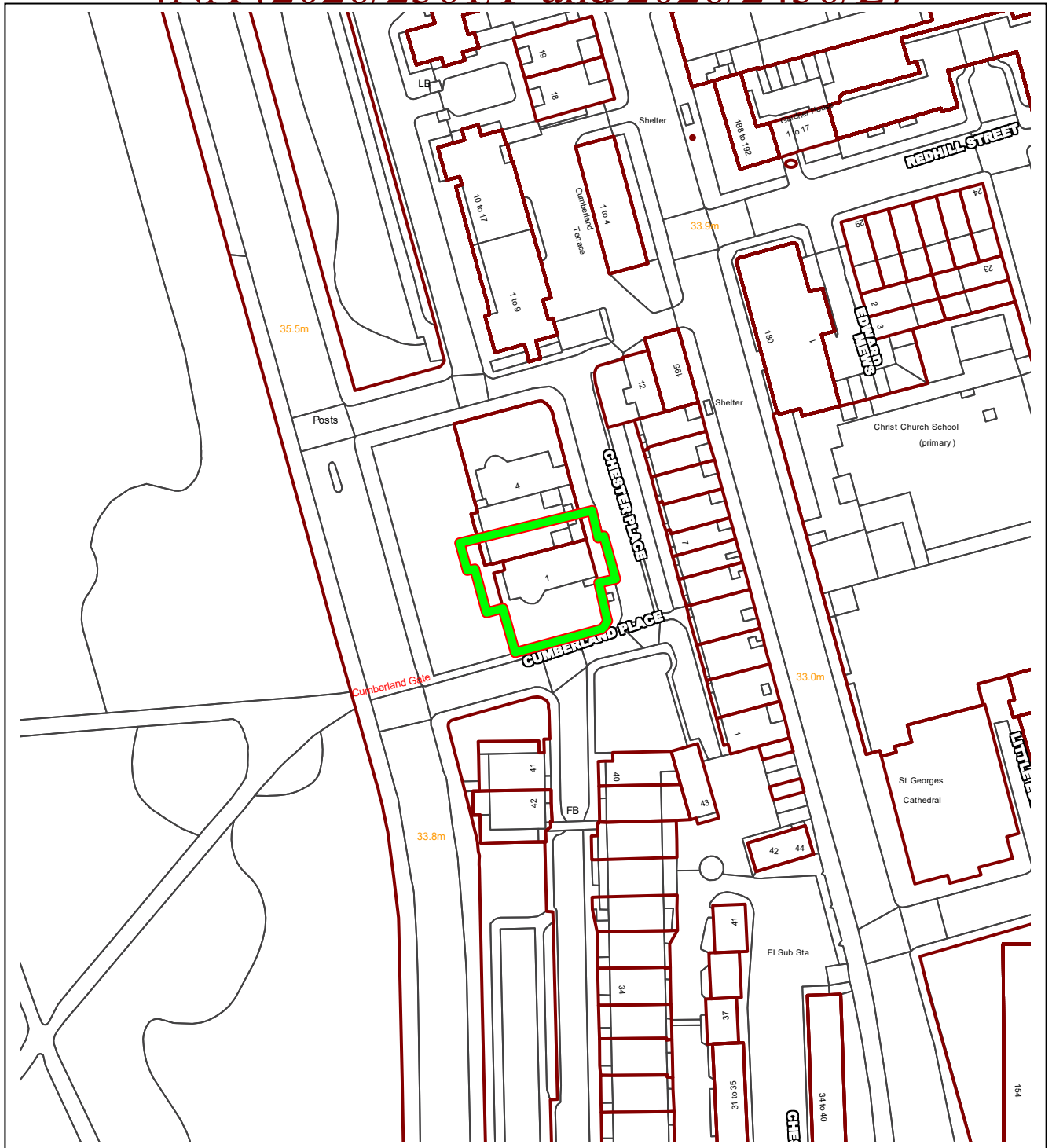


# 1 and 2 Cumberland Place, London, NW1 4NA (2026/2361/P and 2026/2436/L)

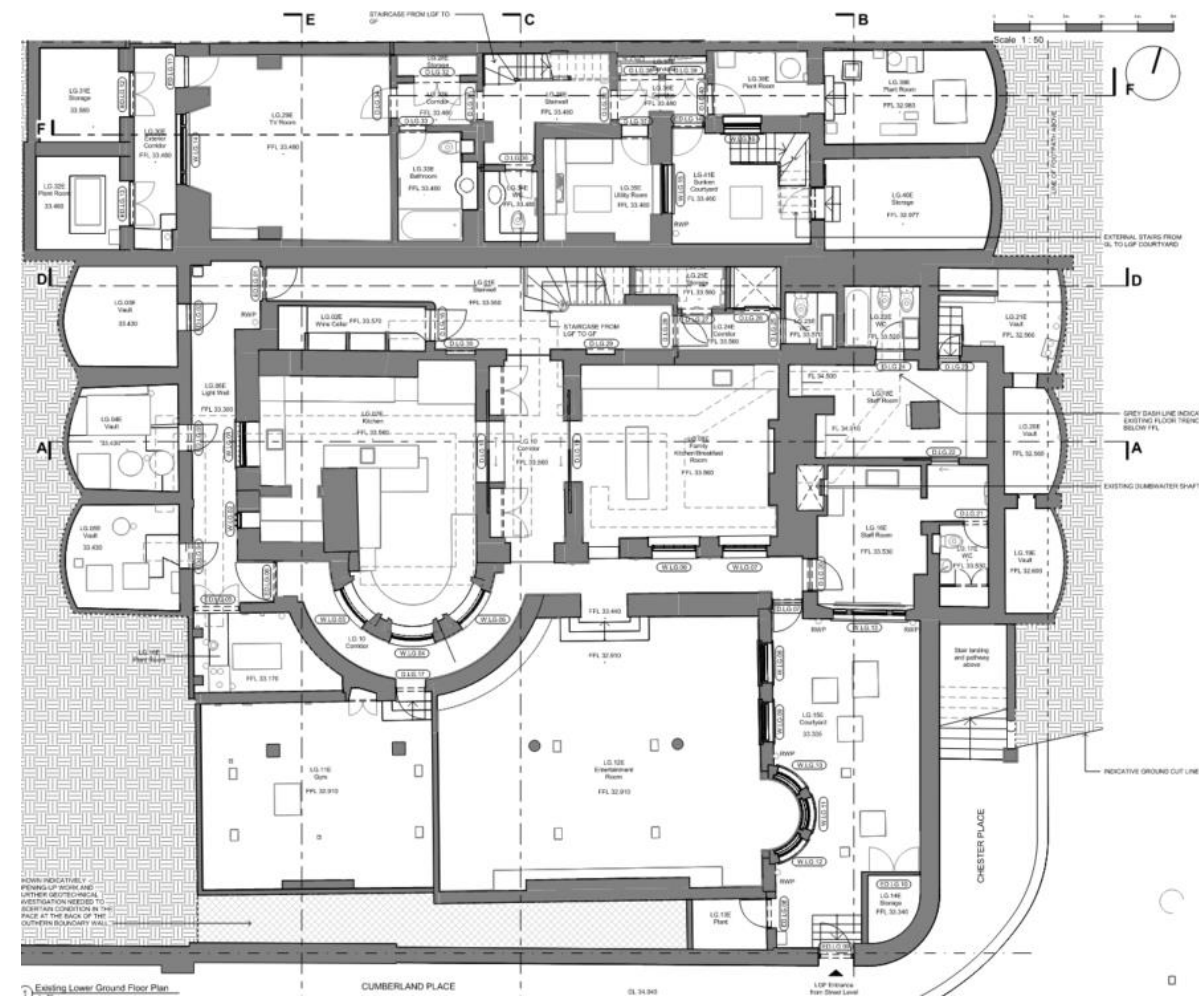


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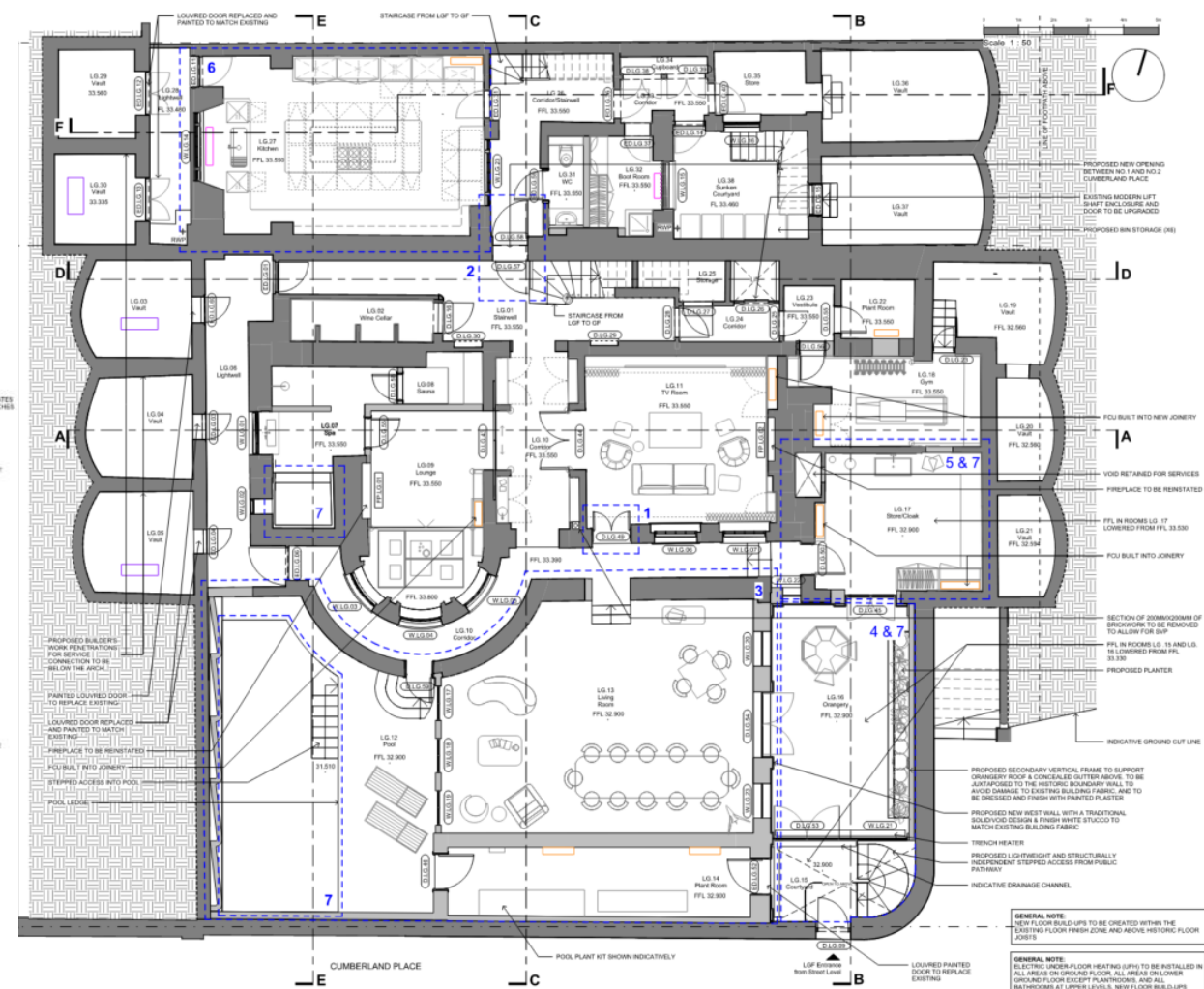
2026/2361/P and 2026/2436/L

1 AND 2 CUMBERLAND PLACE, LONDON, NW1 4NA

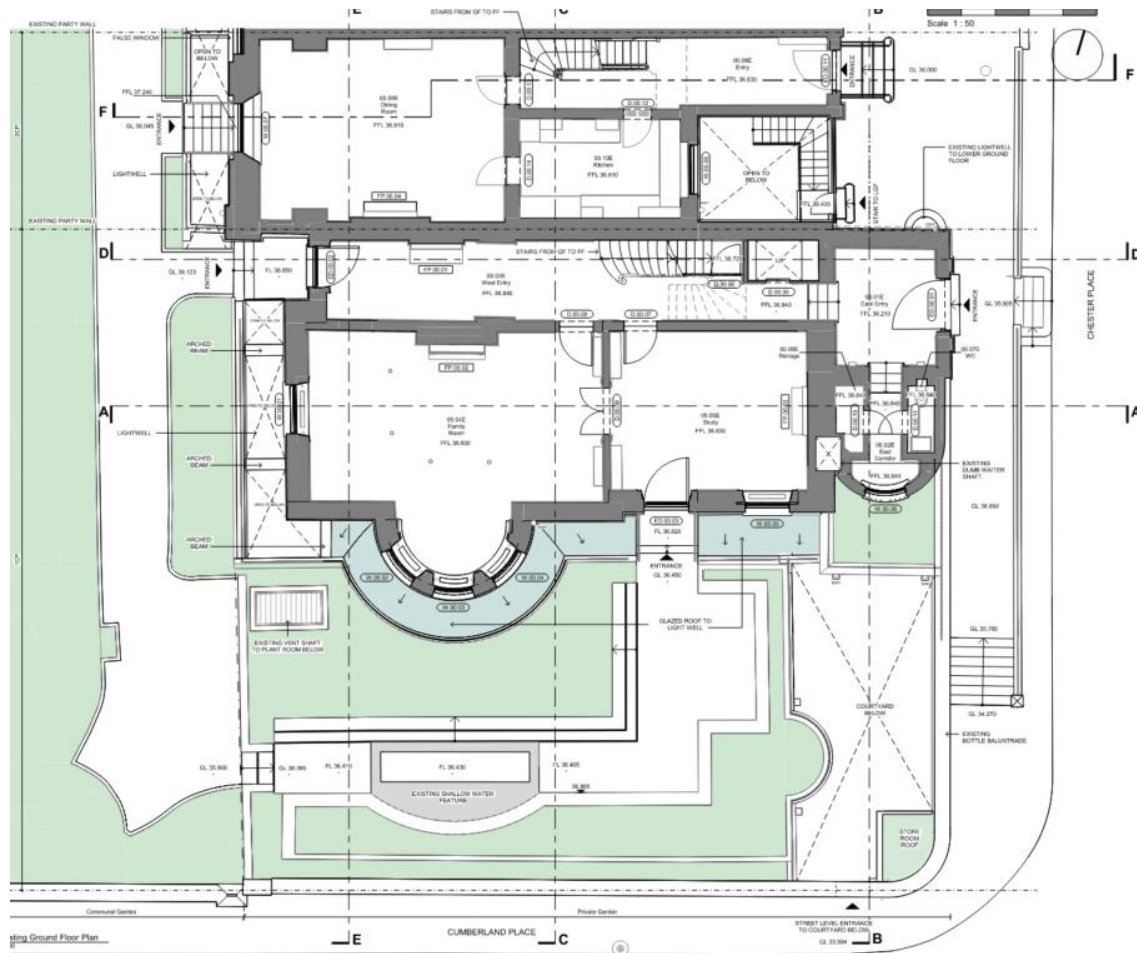
SITE PHOTOS, PLANS AND SUPPORTING DOCUMENTS



Existing lower ground floor

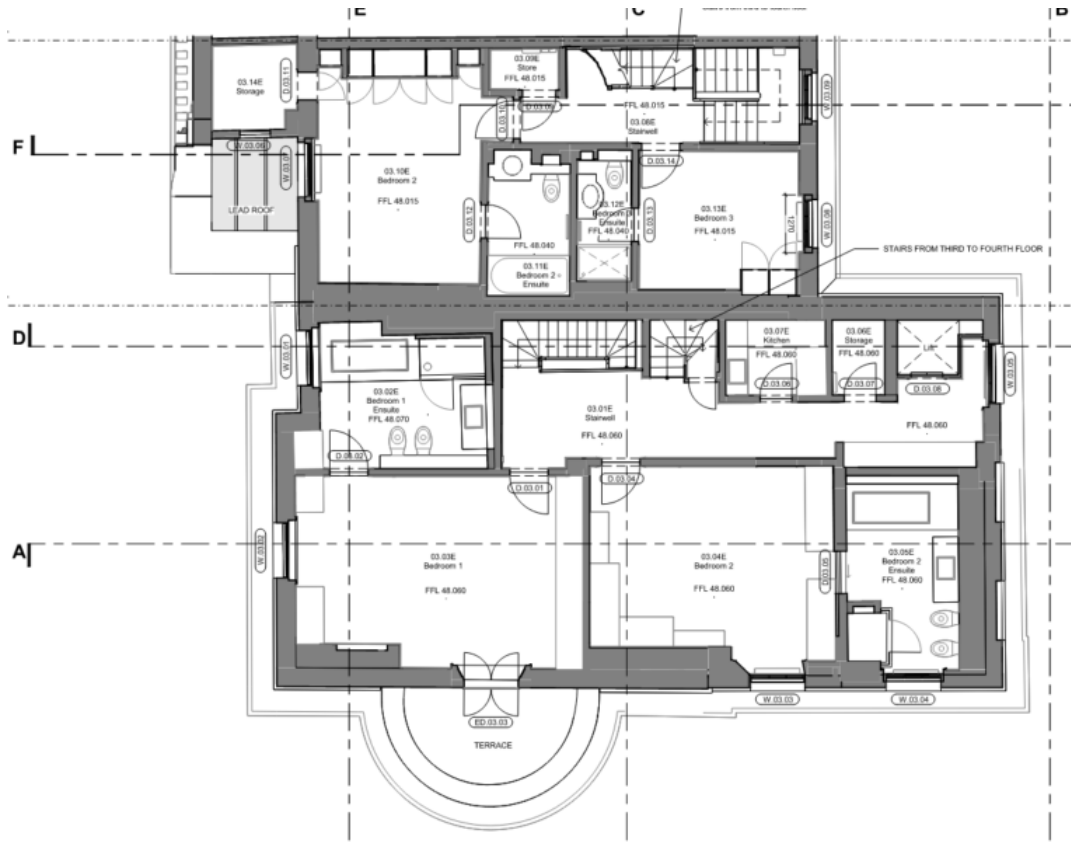


Proposed lower ground floor plan

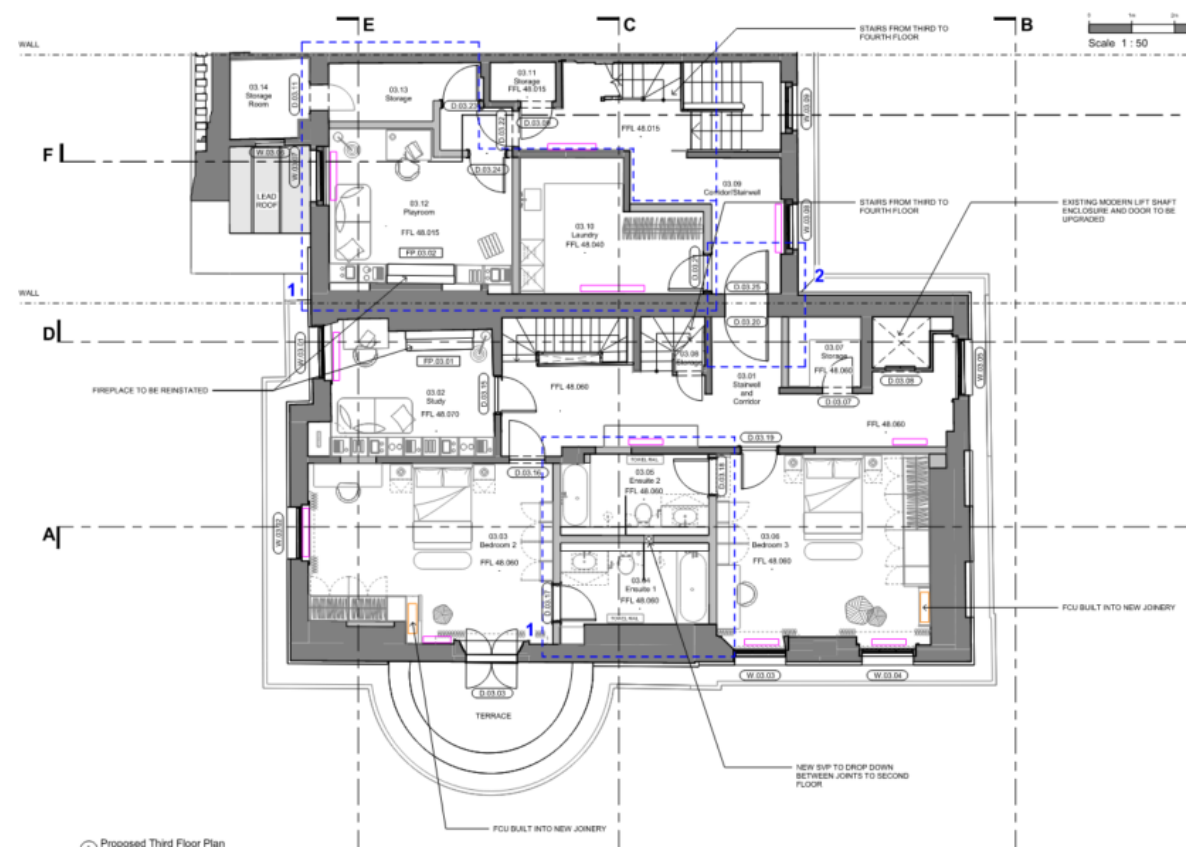




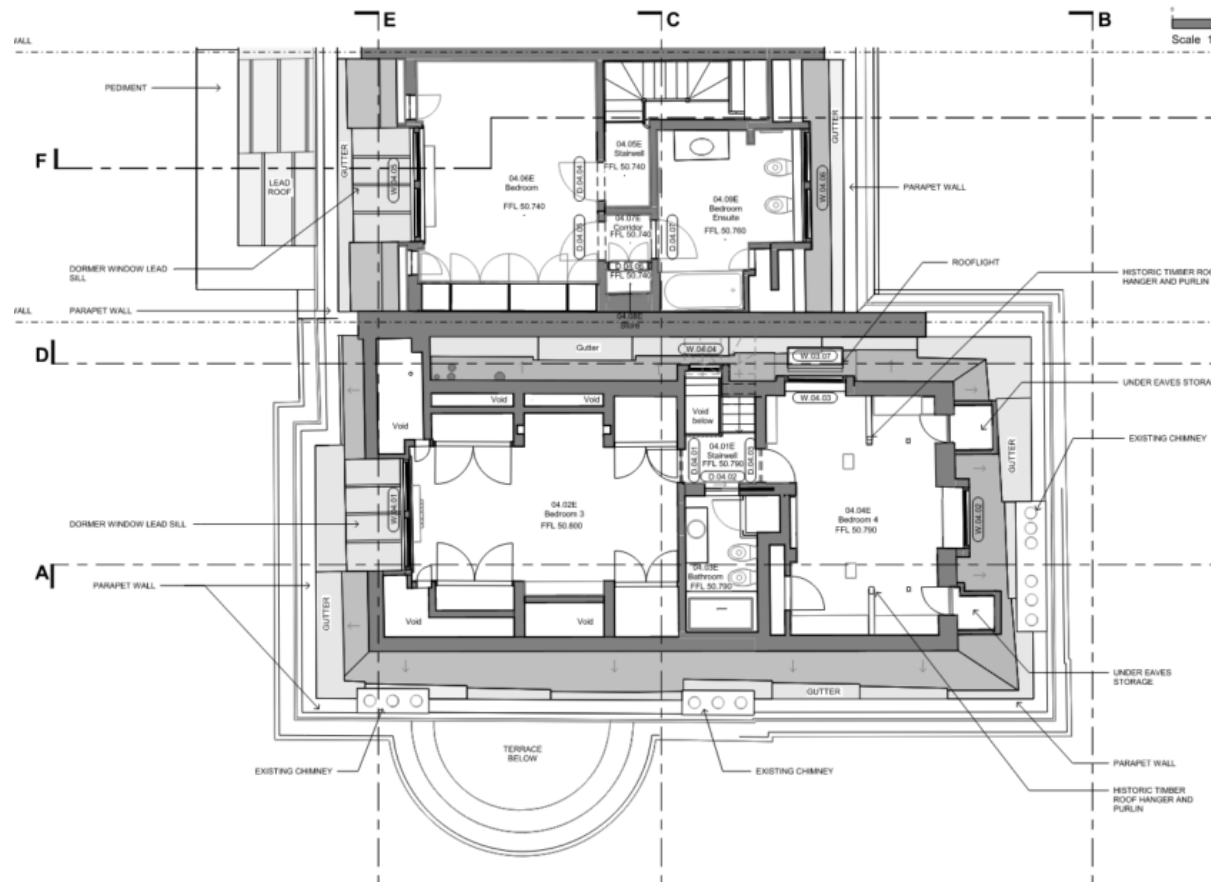




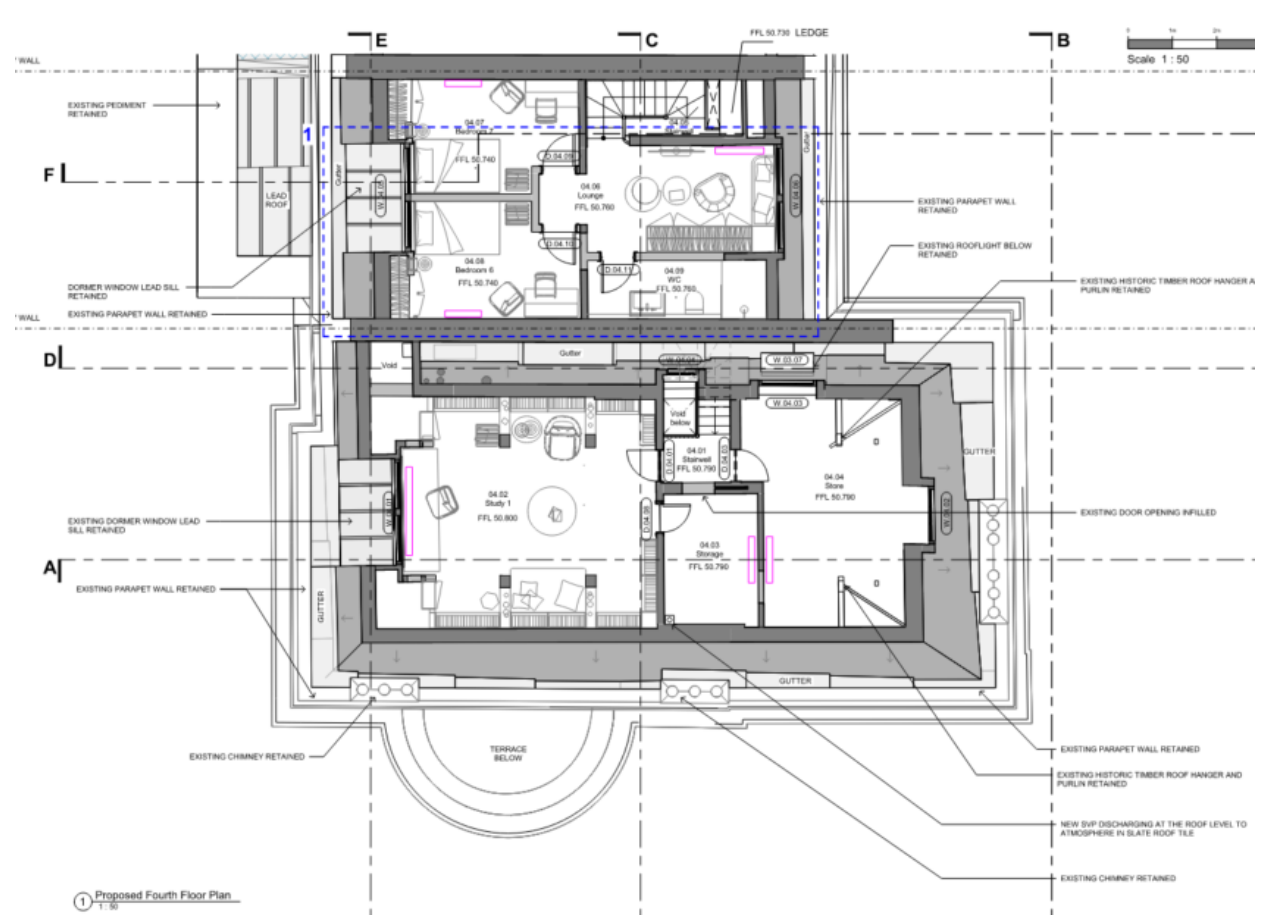
Existing third floor plan



Proposed third floor plan



Existing fourth floor plan



Proposed fourth floor plan







Existing south elevation



Proposed south elevation



Existing west elevation



Proposed west elevation



Existing section AA



Proposed section AA

## PROPOSED ORANGERIE – LOWER GROUND FLOOR OF NO. 1



Figure 1 – Photo of existing lower ground floor courtyard area



Proposed Orangerie - Aerial View



Proposed Orangerie - West Elevation



Proposed Orangerie - North Elevation



Proposed Orangerie - East Elevation

Figure 2 – Proposed Orangerie at lower ground floor level

# INTERNAL OPENINGS BETWEEN NO. 1 AND NO. 2

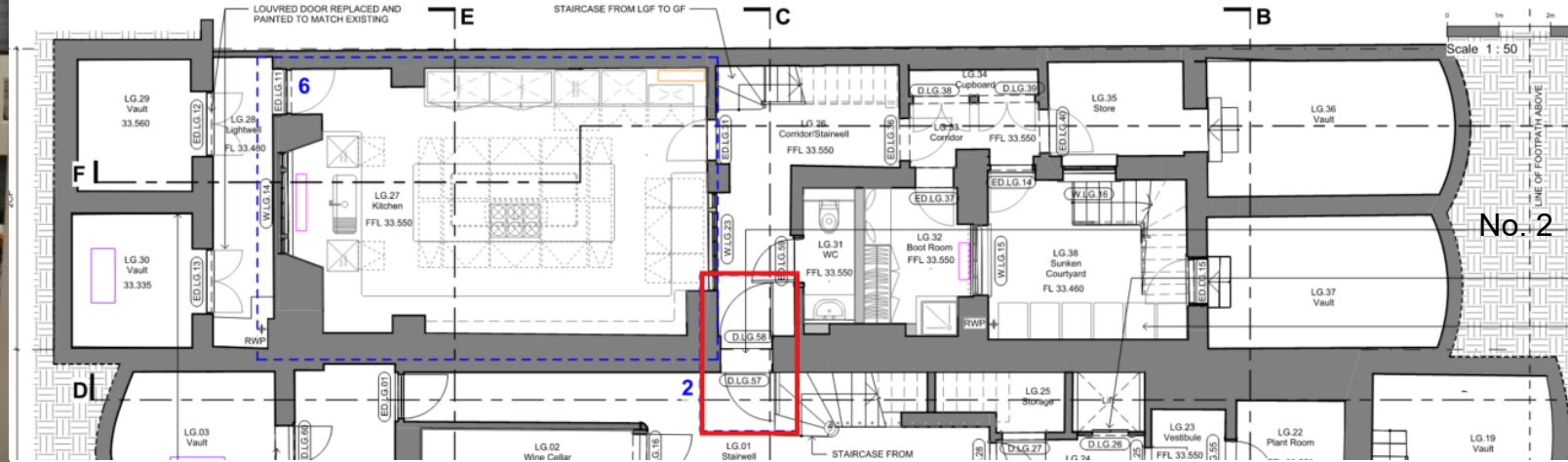


Figure 3 - Photos 3 and 4: Extract from proposed lower ground floor plan showing lateral connection between no. 1 and no. 2 (above in red) and photo of location of opening between no. 1 and no. 2 (left)

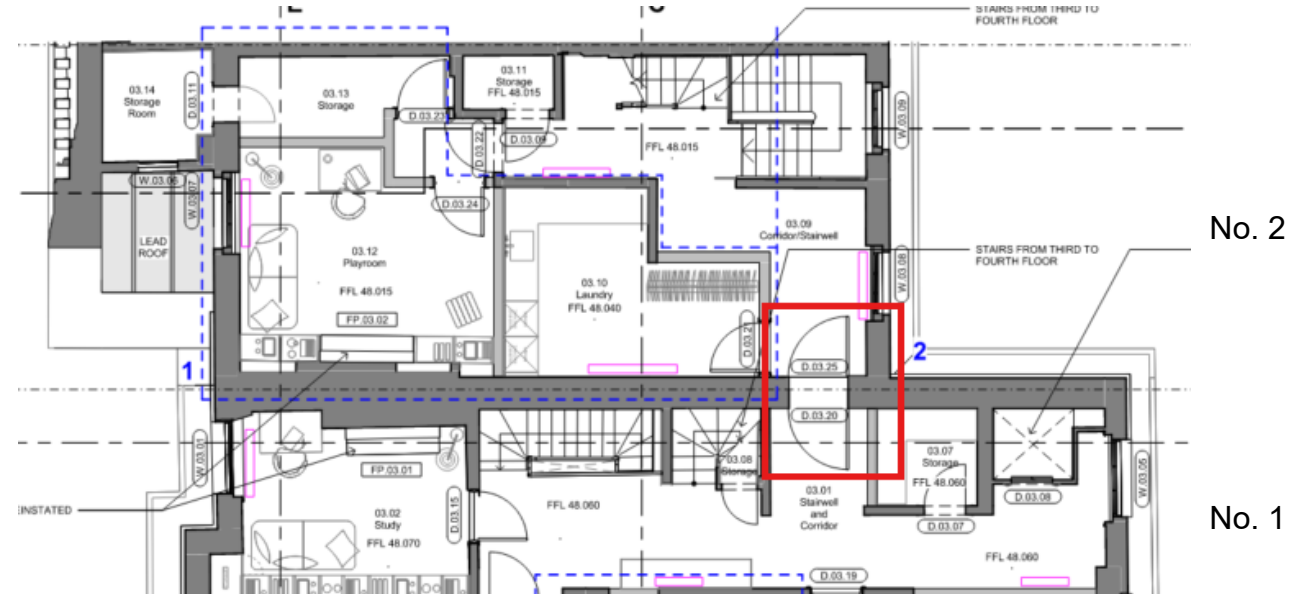
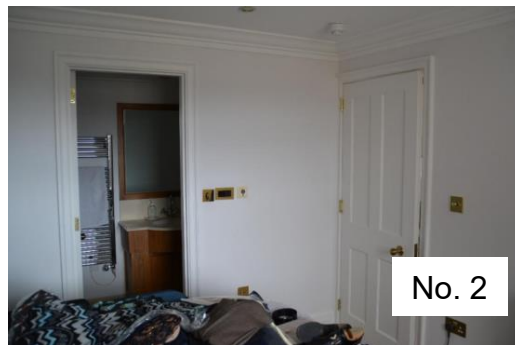


Figure 4 - Photos 5 and 6: Extract from proposed third floor plan showing lateral connection between no. 1 and no. 2 (above in red) and photo of location of opening between no. 1 and no. 2 (left)

# INTERNAL WORKS AT 1<sup>ST</sup> FLOOR LEVEL WITHIN NO. 2

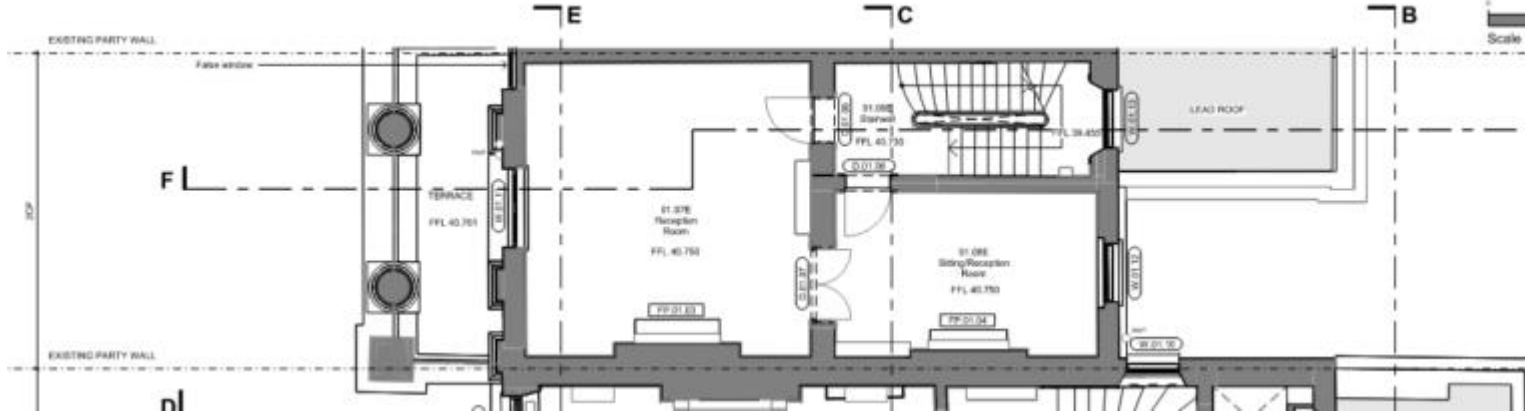


Figure 5 – Extract from existing 1<sup>st</sup> floor plan (above)

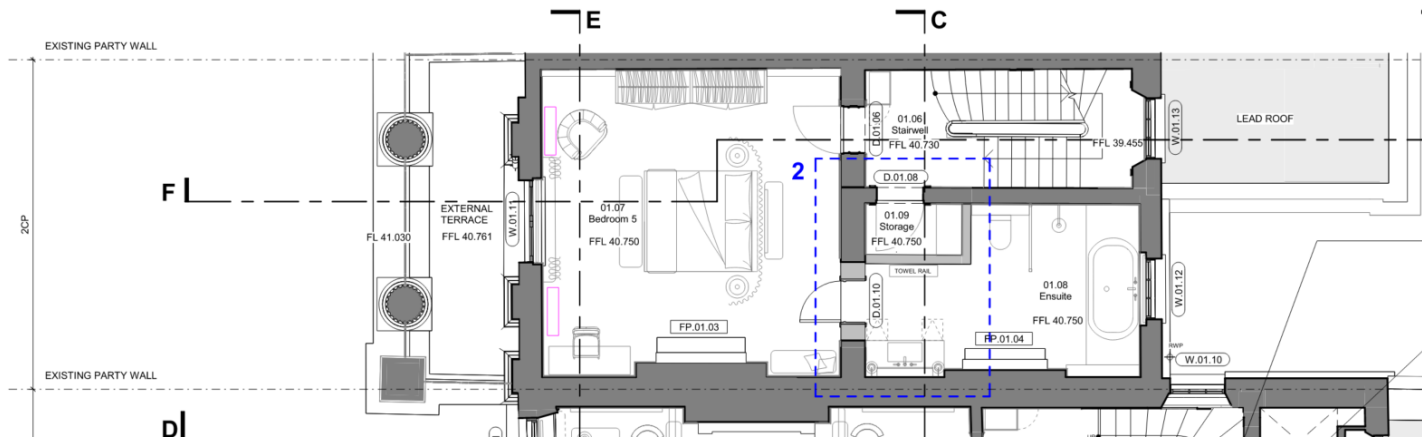


Figure 6 – Extract from proposed 1<sup>st</sup> floor plan (above) showing new cupboard

INTERNAL WORKS AT 2<sup>nd</sup> FLOOR LEVEL WITHIN NO. 2



Figure 7 – Extract from existing 2<sup>nd</sup> floor plan of no. 2

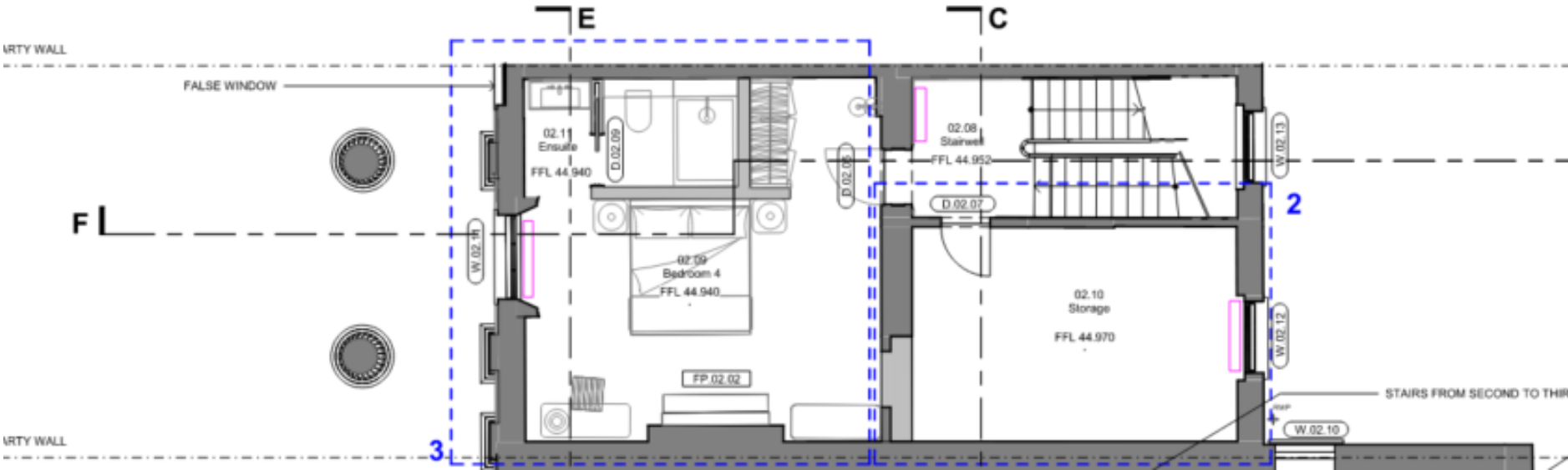


Figure 8 – Extract from proposed 2<sup>nd</sup> floor plan of no. 2 showing new pod bathroom

# LANDSCAPING WORKS

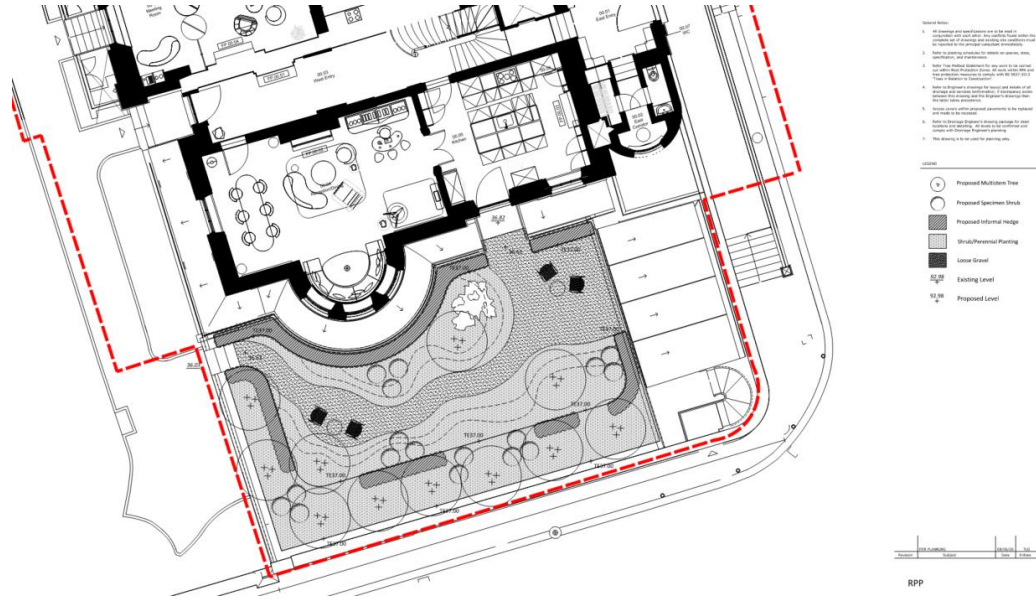


Figure 9 - Proposed ground floor landscaping plan



Figure 10 - Sketch of the landscaped area

Sketch View from Seating Area Looking West



Figure 11 - View of landscaped garden from Chester Terrace



Figure 12 - Existing landscaped garden

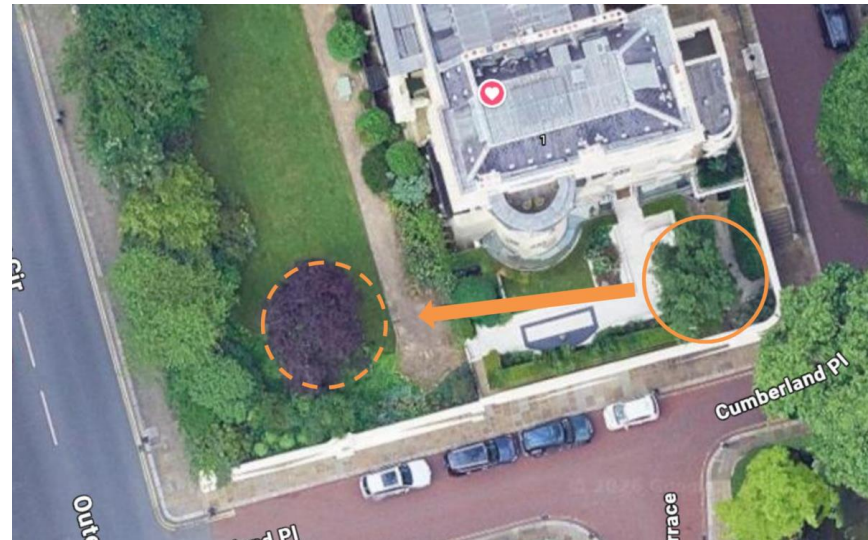


Figure 13 - Relocation of existing cork oak tree

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |                                                                                                                                 |                                     |                                  |                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------|-------------------|
| <b>Delegated Report</b><br><b>(Members Briefing)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            | <b>Analysis sheet</b>                                                                                                           |                                     | <b>Expiry Date:</b>              | <b>04/08/2026</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            | N/A / attached                                                                                                                  |                                     | <b>Consultation Expiry Date:</b> | <b>12/07/2026</b> |
| <b>Officer</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            |                                                                                                                                 | <b>Application Number(s)</b>        |                                  |                   |
| Elaine Quigley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            |                                                                                                                                 | 2026/2361/P<br>2026/2436/L          |                                  |                   |
| <b>Application Address</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |                                                                                                                                 | <b>Drawing Numbers</b>              |                                  |                   |
| 1 and 2 Cumberland Place<br>London<br>NW1 4NA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                            |                                                                                                                                 | See draft decision notices          |                                  |                   |
| <b>PO 3/4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Area Team Signature</b> | <b>C&amp;UD</b>                                                                                                                 | <b>Authorised Officer Signature</b> |                                  |                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |                                                                                                                                 |                                     |                                  |                   |
| <b>Proposal(s)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                            |                                                                                                                                 |                                     |                                  |                   |
| <p><u>Planning application</u> - Creation of orangery in the lower ground floor lightwell, lowering of existing floor levels at basement level, roof alterations, installation of new plant on the roof and external landscaping all in association with amalgamation of two dwellings into a single-family dwelling.</p> <p><u>Listed Building Consent</u> - Creation of orangery in the lower ground floor lightwell, lowering of existing floor levels at basement level, roof alterations, installation of new plant on the roof and external landscaping and internal refurbishment and remodelling all in association with amalgamation of two dwellings into a single-family dwelling.</p> |                            |                                                                                                                                 |                                     |                                  |                   |
| <b>Recommendation(s):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            | (i) Grant conditional planning permission subject to s106 legal agreement<br><br>(ii) Grant conditional listed building consent |                                     |                                  |                   |
| <b>Application Type:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            | (i) Full Planning Permission<br>(ii) Listed Building Consent                                                                    |                                     |                                  |                   |

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |    |                  |    |                   |    |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice                                                                                                                                                                                                                                                                                                                                                                                                                                         |    |                  |    |                   |    |
| Informatives:                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |    |                  |    |                   |    |
| Consultations                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |    |                  |    |                   |    |
| Adjoining Occupiers:               | No. notified                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 00 | No. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | A press notice was advertised from 18/06/2026 to 12/07/2026 and site notices were displayed from 17/06/2026 to 11/07/2026. No consultation responses were received following the statutory consultation period.                                                                                                                                                                                                                                                        |    |                  |    |                   |    |
| Regent's Park CAAC                 | <b>Regent's Park CAAC has objected</b> to the proposal on the following grounds (summary of comments):                                                                                                                                                                                                                                                                                                                                                                 |    |                  |    |                   |    |
|                                    | The CAAC acknowledges that the proposal meets the requirements of policy H3c however questions how the cumulative impact of amalgamations should be considered in the context of the properties' planning history. It also considers that the amalgamation would harm the significance of the Grade I listed buildings by disrupting the historic hierarchy and relationship between the larger and smaller houses within the symmetrical group designed by John Nash. |    |                  |    |                   |    |
|                                    | <u>Officer's response:</u> Please refer to paras 3.5 to 3.7 of the Loss of residential unit section of the report and paras 6.5 to 6.22 of the Design and heritage section of the report.                                                                                                                                                                                                                                                                              |    |                  |    |                   |    |
|                                    | The CAAC also objects to alterations to the historic plan form of No. 2 including the subdivision of the principal reception room at entrance level, alterations to the first-floor rear reception room and the insertion of a bathroom within the second-floor front room. It considers that these changes would harm the spatial character, hierarchy and original plan form of the listed building.                                                                 |    |                  |    |                   |    |
|                                    | <u>Officer's response:</u> Please refer to paras 6.9 to 6.13 of the Design and heritage section of the report.                                                                                                                                                                                                                                                                                                                                                         |    |                  |    |                   |    |
|                                    | The CAAC has also made reference to Chalcot Square appeal decisions in relation to the historic plan form.                                                                                                                                                                                                                                                                                                                                                             |    |                  |    |                   |    |
|                                    | <u>Officer's response:</u> Please refer to para 6.22 of the Design and Heritage section of the report.                                                                                                                                                                                                                                                                                                                                                                 |    |                  |    |                   |    |
|                                    | The CAAC notes that the replacement roof level condenser would not be visible in near or distant views and that the proposed basement works, including the revised swimming pool, would be contained within the envelope of the existing basement.                                                                                                                                                                                                                     |    |                  |    |                   |    |
|                                    | <u>Officer's response:</u> Noted                                                                                                                                                                                                                                                                                                                                                                                                                                       |    |                  |    |                   |    |

## Site Description

The site is located on the north side of Cumberland Place. It is bounded to the east by Chester Terrace, and to the west by Regent's Park which is a Grade I Registered Park and Garden. The majority of the buildings that surround the site are also Grade I listed buildings.

Nos. 1-4 Cumberland Place were built to the east side of the Park beyond the Outer Circle. It was designed by Nash as part of his masterplan for the development of Regent's Park and built by William Mountford Nurse. The terrace of 4 buildings are all Grade I listed buildings dating from 1828. The site is within the Regent's Park Conservation Area.

Nos. 1 and 2 are four storeys in height with basement and attic accommodation. The basement of No. 1 was substantially extended in the 1990's with a side garden positioned above. Nos. 1 and 2 are currently occupied as 2 single family dwellings.

The site is surrounded by residential dwellings with Regent's Park lying to the west. Regent's Park is designated as a Grade I Registered Park and Garden.

The site is easily accessible by public transport with a Public Transport Accessibility Level (PTAL) rating of 6b (excellent). The closest London Underground station to the site is Russell Square Station which is approximately 30m to the east. Euston Station lies approximately 700m to the north of the site.

## Relevant History

### No. 1 Cumberland Place

**9003513** - Alterations and repairs to house including extension at basement level to provide a swimming pool. **Granted 11/03/1991**

**2005/1705/L**: Internal refurbishment works, replacement of windows at basement and ground floor. Refurbishment included replacing much of the flooring, removing faux panelling and the reconfiguration of some internal spaces by removing partitions. **Grant 24/08/2005**

**2005/4626/P**: Erection of glass roof structure to enclose basement level lightwell on front elevation of single family dwellinghouse. **Granted 22/12/2005**

**2005/1705/L** Internal refurbishment works and replacement windows at basement and ground floor. **Granted 24/08/2005**

**2006/1715/L**: Structural alterations and repairs to second floor partition between bathroom and landing and reinstatement of existing finishes. **Granted 18/07/2006**

**2006/4715/L**: Listed building consent was granted on 11/12/2006 for removal of existing fireplaces to two rooms and installation of new marble fireplaces. **Granted 11/12/2006**

### No. 2 Cumberland Place

Planning permission was granted in 1958 to allow Nos. 2-4 Cumberland Place to be converted from three individual dwellings into six. This created seven self-contained flats (including one for a caretaker) and two maisonettes.

### Nos. 2-4 Cumberland Place

**PSX0005047**: Change of use of six residential units to form three houses involving alteration, refurbishment and demolition of internal partitions, excavations beneath terrace and associated landscape works. **Granted 04/12/2000**. Building Control records confirm the works to convert the buildings to 3 houses were completed on 19/12/2003. **The permission has been implemented.**

## Relevant policies

### National and regional policy and guidance

National Planning Policy Framework 2026 (NPPF)

National Planning Practice Guidance (NPPG)

### The London Plan 2021

**Draft London Plan 2026 (see status below)**

### Camden Local Plan 2017

A1 Managing the impact of development

A2 Open space

A3 Biodiversity

A4 Noise and vibration

A5 Basements

D1 Design

D2 Heritage

H1 Maximising housing supply

H4 Maximising the supply of affordable housing

H6 Housing choice and mix

H7 Large and small homes

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

CC4 Air quality

T1 Prioritising walking, cycling, and public transport

### Supplementary Planning Documents and Guidance

Most relevant Camden Planning Guidance (CPGs):

CPG Amenity - January 2021

CPG Design - January 2021

CPG Energy efficiency and adaptation - January 2021

CPG Housing 2021

CPG Transport - January 2021

CPG Water and flooding CPG - March 2019

### Other guidance

Regent's Park Conservation Area Appraisal and Management Strategy 2011

### Draft Camden Local Plan (DCLP)

The Proposed Submission Draft Camden Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan will now be examined by a Planning Inspector.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Local Plan is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the NPPF, the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

### Draft London Plan (2026)

The draft London Plan was published on 16th July 2026 for consultation. It's weight at this time ahead

of any responses to consultation will be extremely limited. None of its draft policies are considered relevant to any of the applications being considered to the extent that they would affect the recommendations made by officers.

## **Assessment**

### **1.0 PROPOSAL**

1.1 The following works are proposed in conjunction with the amalgamation of 2 separate dwellings at nos. 1 and 2 into a single family dwelling. The amalgamation would create a new 7 bedroom dwelling measuring approx. 1,400 sq. m. The proposed works to facilitate this include the following:

#### External works:

- At no. 1 - Enclosure of lower ground floor external courtyard with a glass roof to create an orangery with a footprint of 28 sq. m. Works include lowering the floor level of the courtyard by up to 1.3m in depth and storeroom, as well as a portion of the corridor, so the new areas are all level.
- At no. 1 – Excavation and widening at lower ground floor level between the southern side elevation of the house and the southern boundary wall below the existing ground floor external landscaped terrace to create an internal plant room and associated swimming pool area
- At no. 1 – Installation of a new external staircase within the existing courtyard to provide direct access from ground level to the lower ground floor and proposed orangery.
- At no. 1 – Excavation of an area of 26 sq. m of the lower ground floor by up to 2m to create a new 1.4m deep swimming /plunge pool in the southwest
- At no. 1 – Opening in the south external wall at lower ground floor level
- At no. 1 - Installation of a condenser unit on the roof
- Landscaping of existing side garden that is positioned above the existing lower ground floor extension
- Relocation of cork tree from the existing garden area at upper ground floor level to the communal garden area that lies to the west in front of nos 1-4.

#### Internal works:

- Recessed downlighters removed from all rooms in no 1 and no. 2
- New party wall opening between nos. 1 and 2 at lower ground and third floor levels
- At no. 1 - Lowering of lower ground floor levels within store / cloak room
- At no. 1 – Handing of double door openings between the ground floor front and rear rooms
- At no. 1 - Infilling of door opening at 1<sup>st</sup> floor level
- At no. 2 - Proposed internal glazed partition within the study room at ground floor level
- At no. 2 - New storage space at first floor level
- At no. 2 - Removal of ensuite at 2<sup>nd</sup> floor level
- At no. 2 - Layout alterations to the front room at 2<sup>nd</sup> floor level

#### Revisions / Additional information

- Revised basement impact assessment
- Revised energy statement and associated carbon emission figures
- Biodiversity net gain report (BNG)
- Revised overheating analysis report
- Updated Design and Access Statement

### **2.0 ASSESSMENT**

2.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

- Loss of one residential unit
- Housing mix
- Quality of accommodation
- Design and heritage

- Basement considerations
- Neighbouring amenity
- Energy and sustainability
- Air quality
- Flooding
- Trees and landscaping
- Biodiversity net gain
- Transport
- Refuse

### **3.0 LOSS OF A RESIDENTIAL UNIT**

3.1 Policy H3 (Protecting existing homes) seeks to resist development that would involve the net loss of two or more homes unless one of the policy's qualifying criteria is met. Paragraph 3.76 of the supporting text identifies those parts of the borough where the creation of larger family homes may be supported due to a relatively low proportion of such accommodation. These include Bloomsbury, King's Cross, Holborn and Covent Garden, and Kilburn. Regent's Park Ward is not identified as one of these areas.

3.2 The application proposes the amalgamation of Nos. 1 and 2 Cumberland Place to form a single family dwelling which would result in the loss of one existing residential unit.

3.3 The planning history demonstrates that No. 2 was originally subdivided as part of a wider conversion of Nos. 2–4 Cumberland Place in 1958, creating a number of self-contained flats and maisonettes. Planning permission (ref. PSX0005047) was subsequently granted in 2000 for the amalgamation of those residential units to restore Nos. 2–4 as three individual dwellinghouses. Building Control records confirm that the works to convert the flats to 3 houses were completed on 19/12/2023. This demonstrates that the permission was implemented. Since that time both Nos. 1 and 2 have been occupied as single family dwellings with subsequent permissions relating principally to internal refurbishment, listed building works and other alterations.

3.4 Whilst the proposal would reduce the number of dwellings from two to one, it would not result in the net loss of two or more homes and therefore does not conflict with the objectives of Policy H3. The site would remain in residential use with the proposal creating a single family dwelling through the amalgamation of the two adjoining Grade I listed houses. Accordingly, the proposal is considered acceptable in land use terms and complies with Policy H3 of the Camden Local Plan 2017.

3.5 The Regent's Park CAAC has objected to the amalgamation and whilst acknowledging that the loss of a single home is not resisted by Policy H3, has questioned whether the previous amalgamation of residential units at Nos. 2–4 Cumberland Place should be taken into account when considering the cumulative loss of homes.

3.6 The Housing CPG advises that, when considering the cumulative loss of homes, the Council will particularly focus on changes made since 26 June 2006 when the Council first adopted a policy resisting development involving the net loss of two or more homes. As set out above, the amalgamation of the former flats and maisonettes at nos. 2–4 was permitted in 2000. Building Control records confirm that the works to convert the buildings to three dwellinghouses were completed on 19 December 2003. The previous amalgamation therefore predates the relevant 2006 date identified in the Housing CPG and is not considered to form part of the cumulative loss of homes for the purposes of the current assessment. It is therefore concluded that the proposal complies with Policy H3.

3.7 The CAAC has separately raised concern that the amalgamation of the 2 buildings itself would harm the significance of the Grade I listed buildings by disrupting the historic hierarchy and relationship between the individual houses within the wider Nash-designed group. This is a heritage consideration and will be addressed in the design and heritage section below.

### **4.0 HOUSING MIX**

4.1 Policy H7 seeks a mix of large and small homes in each development (where large homes are

defined as those with 3 bedrooms or more) and expects developments to contribute to the priorities set out in the Dwelling Size Priorities Table (below).

|                          | 1-bedroom<br>(or studio) | 2-bedroom | 3-bedroom | 4-bedroom<br>(or more) |
|--------------------------|--------------------------|-----------|-----------|------------------------|
| Social-affordable rented | lower                    | high      | high      | medium                 |
| Intermediate affordable  | high                     | medium    | lower     | lower                  |
| Market                   | lower                    | high      | high      | lower                  |

Table 1: Dwelling Size Priorities (Local Plan Table 1)

4.2 The existing properties comprise a 5-bedroom dwelling and a 4-bedroom dwelling, both of which fall within the lower priority categories. Whilst the proposed amalgamation would result in a 7-bedroom single family dwelling, this would not materially alter the overall position in policy terms, as the existing units are already outside the priority size ranges. The proposal therefore does not result in the loss of priority dwelling types and is considered acceptable in housing mix terms.

## 5.0 QUALITY OF ACCOMMODATION

5.1 CLP policy H6 is about housing choice and mix, and it aims to minimise social polarisation and create mixed, inclusive, and sustainable communities, by seeking high quality accessible homes and a variety of housing suitable for Camden's existing and future households.

5.2 In line with CLP policies H6 and D1, housing should be high quality and provide adequately sized homes and rooms and maximise the provision of dual aspect dwellings. Policy A2 encourages opportunities to provide private amenity space. CLP policy A1 seeks to protect the amenity of occupiers in relation to several factors, including privacy, outlook, light, and noise. CLP policy A4 says suitable noise and vibration measures should be incorporated in new noise sensitive development.

5.3 Policies D1, H6 and C6 confirms that development should provide the highest standard of accessible and inclusive design, which allows them to be to be used safely, easily and with dignity by all.

5.4 The new dwelling would measure approximately 1,400 sq. m and would more than exceed the relevant space standards for a 7 bed dwelling as set out in the Nationally Described Space Standards. It will be dual aspect with windows to the front and rear of the building which provides adequate levels of natural light and outlook. Internally all habitable rooms exceed the room standard sizes and are served by at least one window opening providing an appropriate standard of accommodation throughout.

## 6.0. DESIGN AND HERITAGE

6.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area. To preserve or enhance the borough's listed buildings, the Council will: i. resist the total or substantial demolition of a listed building; j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and k. resist development that would cause harm to significance of a listed building through an effect on its setting.

6.2 Nos. 1 and 2 Cumberland Place are Grade I listed terraced houses dating from 1826, designed by John Nash as part of a palatially composed group overlooking Regent's Park. They are therefore of exceptional architectural and historic interest and make a positive contribution to the character and appearance of the Regent's Park Conservation Area.

6.3 Although the buildings retain their overall historic form and composition, their interiors have

undergone a considerable degree of alteration in the 1990's and early 2000's, but also during their former subdivision and use as flats. This has disrupted the historic plan form on a number of floors and resulted in the loss of much original internal fabric, although the historic staircases survive together with cornices, dadoes and skirting boards principally at ground and first floor levels. The extent of previous alteration means that some parts of the buildings have a greater capacity to accommodate sensitive change than would ordinarily be expected within Grade I listed buildings.

6.4 The proposals have been subject to extensive pre-application discussions with the Council and have been amended during the design process to minimise intervention into significant historic fabric and plan form. Historic cornices, dadoes and skirting boards would be retained. The recessed downlighters throughout the houses which are inappropriate later interventions would be removed. It is proposed to replace the louvred doors within the lower ground floor vaults.

6.5 A principal concern raised by the Regent's Park CAAC is that the amalgamation of the two houses would erode their individual identity and the historic hierarchy of Nash's composition, within which No. 1 forms the larger house and No. 2 the smaller and narrower house. It is acknowledged that lateral connections between listed buildings have the potential to cause harm by diminishing the legibility of their separate historic plan forms and are generally discouraged. However, the physical connections required to facilitate the amalgamation have been deliberately confined to secondary areas at lower ground and third-floor levels. During pre-application discussions these were reduced from the wider openings initially proposed to narrow doorways and were amended to incorporate jib doors on both sides. Given the substantial scale of the houses, their distinct plan forms would continue to be readily understood and experienced notwithstanding their occupation as a single dwelling. Importantly, there would be no alteration to their principal external elevations or to the architectural composition and symmetry of the wider Nash group. The limited lateral connections are therefore not considered to undermine the historic hierarchy or significance of the listed buildings.

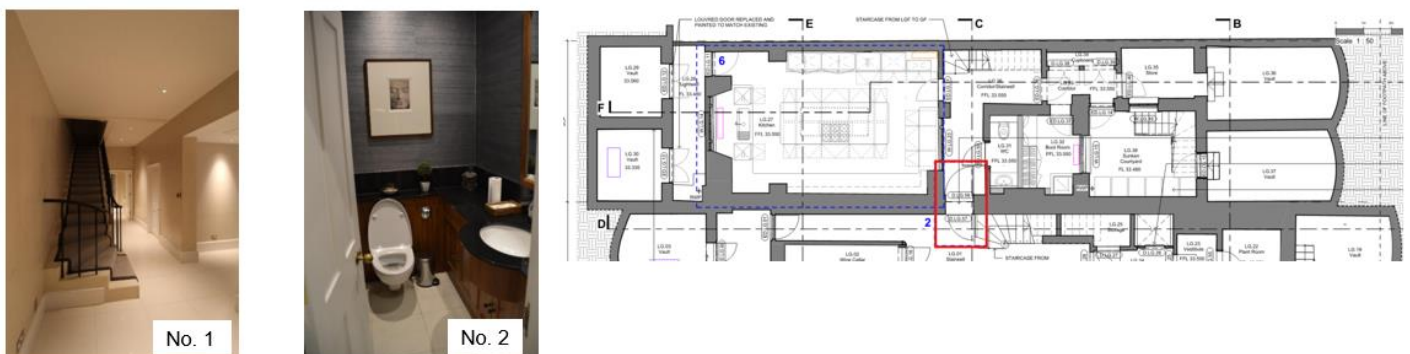


Figure 1: Extract from proposed lower ground floor plan showing lateral connection between no. 1 and no. 2 (above in red) and photo of location of opening between no. 1 and no. 2 (left)



Figure 2: Extract from proposed third floor plan showing lateral connection between no. 1 and no. 2 (above in red) and photo of location of opening between no. 1 and no. 2 (left)

### Lower ground floor

6.6 At lower ground floor level the proposed works would principally affect modern fabric and areas of comparatively low significance. One of the two lateral connections referred to above would be formed at this level. Given its location within a secondary and previously altered part of the buildings, its narrow width and the provision of jib doors on either side, the connection would constitute a discreet intervention and would not materially erode the legibility of the individual houses (see figure 1 above).

6.7 The existing underground entertainment room and sunken courtyard to the south are modern features of no heritage significance. The sunken courtyard would be converted into an orangery through the addition of a glazed roof. The structure would remain materially distinct from the historic building and details of the glazed roof would be secured by condition. Earlier proposals to glaze over the remaining open section of the lightwell area and introduce a series of rooflights within the lawn to serve the underground entertainment room were removed during discussions with officers. A condition would be attached requiring details of the roof of the orangery.

#### Ground floor

6.8 At ground-floor level, a new doorway would be formed between the hall and family room, establishing symmetry with an existing doorway. Other works would principally involve the removal of modern features.

6.9 The CAAC has raised particular concern regarding the proposed glazed screen within the principal reception room of No. 2, considering that it would subdivide an important room and disrupt its long east-west axis, views towards the garden and Regent's Park and its spatial character. The significance of the room and the desirability of retaining the legibility of its proportions are acknowledged. However, the room has undergone substantial alterations previously and the surviving plan form is not entirely clear, including as a result of alterations to the chimney breast and other structural interventions. The proposed screen would be a lightweight, differentiated and reversible glazed intervention rather than a solid subdivision. While it would be perceptible within the room, its transparency would allow the overall proportions of the space and the principal visual axis to remain appreciable. In this context, the intervention is not considered to harm the special architectural or historic interest of the listed building. A condition would be attached to any listed building consent requiring the details of the screen to be submitted to ensure it is a minimal lightweight intervention.

#### First floor

6.10 The historic plan form is more readily legible at first floor level and consequently the proposed interventions are limited. Within no. 1 a non-historic opening within the spine wall would be closed. Within no. 2 an existing non-historic doorway within the spine wall would be narrowed, improving its relationship and symmetry with the opposing doorway.

6.11 The CAAC has raised concern regarding the introduction of a cupboard within the rear reception room of no. 2 advising that this would diminish the formal character and plan form of the room. The introduction of built-in furniture in this location is acknowledged to be less desirable in plan-form terms. However, its impact would be limited by requiring the cupboard to be non-full height so that it reads as a pod or item of furniture rather than as a permanent subdivision of the room. This would minimise its effect upon the perception of the overall space and would be secured by condition. The intervention would also be seen in the context of the associated narrowing of the non-historic spine-wall opening and the resulting improvement to the symmetry of the doorways. Taken together, the works at this level would not harm the significance of the listed building.

#### Second floor

6.12 At second floor level, a number of alterations within no. 2 would improve the legibility of the historic plan form, including removal of an existing en-suite bathroom and removal of a non-historic enfilade opening, returning the arrangement to one more clearly centred upon the staircase.

6.13 The CAAC has objected to the insertion of a new en-suite bathroom within the front room principally because of its effect upon the original proportions of the room and its relationship with the historic window. Although the underlying form of the room remains appreciable, this part of the building has undergone previous alterations and contains limited surviving historic fabric. The new en-suite would be required by condition to comprise a non-full-height, non-solid enclosure so that it reads as a reversible insertion rather than a permanent alteration to the historic plan form. This intervention must also be considered alongside the removal of the existing en-suite from the adjoining room and removal of the non-historic spine-wall opening, both of which would improve the legibility of the plan arrangement. On balance, the works at this level are considered acceptable and would preserve the

significance of the listed building.

6.14 Within no. 1 alterations to fitted furniture would have a neutral effect upon the historic plan form and would be reversible.

#### Third and fourth floors

6.15 The third floor comprises secondary accommodation where the historic plan form is less readily legible. Alterations at this level would therefore have a neutral impact upon significance. The second lateral connection between nos. 1 and 2 would be located at this level. As at lower ground-floor level, this would comprise a modest doorway with jib doors on either side rather than an open or wide connection. Given its location within a secondary and much-altered part of buildings of this scale, the intervention would not materially diminish the ability to understand the historic plan form or the separate origins of the two houses (see figure 2 above).

6.16 The fourth floor is contained within the mansard and retains no plan form of particular significance. The alterations at this level would therefore have a neutral heritage impact.

6.17 The proposals include the installation of underfloor heating (UFH) within parts of the building. Given the Grade I listed status of Nos. 1 and 2 Cumberland Place, consideration has been given to the potential impact of the installation of the system upon surviving historic floor structures, finishes and associated architectural features.

#### Underfloor heating (UFH)

6.18 At lower ground floor level, the proposed underfloor heating (UFH) would principally be installed within areas of concrete substrate. The installation of UFH in these locations is considered acceptable in heritage terms, provided that it does not result in an alteration to the finished floor levels or the loss of historic fabric.

6.19 The submitted information also indicates the provision of UFH at ground floor level, including within principal rooms where reclaimed timber flooring is proposed, and within some bathrooms on the upper floors. Unlike the lower ground floor, insufficient detailed information has been provided to demonstrate how UFH would be installed in these locations without affecting historic floor structures and finishes or resulting in consequential alterations to floor levels, skirtings, doors or other historic fabric. Given the significance of the Grade I listed buildings, it would not be appropriate to approve the installation of UFH in these areas without further details.

6.20 A condition would therefore be attached to the listed building consent advising that any proposal to install UFH in the ground floor and bathrooms in the upper floor areas would require details of the proposed system, floor build-up, existing and proposed floor finishes, finished floor levels and the extent of any intervention into historic fabric to be submitted to and approved by the Council before installation. This would ensure that any future installation could be assessed having regard to the special architectural and historic interest of the Grade I listed buildings.

6.21 Other external alterations to the buildings would be very limited. An air-conditioning condenser would be installed at roof level but would be concealed behind existing roof elements and would not be apparent in near or longer views. A small brick vent would be positioned behind a downpipe on the eastern elevation and would similarly have no material impact upon the architectural character of the building. It is proposed to create a new door opening in the southern elevation of no. 1 that fronts onto the open lightwell leading to the 1990's lower ground floor extension. This would reinstate an original door opening. Details of the new door would be secured by condition.

6.22 The CAAC has referred to the appeal decisions relating to 32A Chalcot Square in support of its concerns regarding changes to the plan form of listed buildings. The importance of historic plan form as an element of significance is accepted. However, the circumstances of that case are materially different. The Chalcot Square proposals concerned a substantially smaller Grade II listed building where the historic plan form largely survived and included intervention to the principal façade as well as internal alterations. At Cumberland Place, the buildings are of a substantially greater scale, their

interiors and plan form have undergone differing degrees of alterations historically and the interventions have been specifically located and designed having regard to the significance of the particular spaces affected. The Chalcot Square appeal does not therefore alter the assessment of the heritage impacts of the current proposals.

#### Conclusion – design and heritage

6.23 Overall, the proposals have been carefully developed to respond to the exceptional significance of these Grade I listed buildings. The concerns raised by the Regent's Park CAAC regarding the amalgamation and alterations to historic plan form have been given careful consideration. The physical interventions necessary to connect the properties would be modest, discreet and confined to secondary areas, while the individual identity, hierarchy and principal plan form of the houses would remain legible. Elsewhere, alterations would principally affect modern or previously altered fabric, important surviving historic features would be retained and a number of interventions would remove inappropriate later alterations (including removal of all spots lights within all rooms in no. 1) or improve the legibility of the historic plan form.

6.24 The proposals are therefore considered to preserve the special architectural and historic interest of the Grade I listed buildings and the character and appearance of the Regent's Park Conservation Area.

### **7.0. BASEMENT CONSIDERATIONS**

7.1 Policy A5 (Basements) of the Local Plan states that the Council will only permit basements where it is demonstrated to its satisfaction that the proposal would not cause harm to neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; the architectural character of the building; and the significance of heritage assets.

7.2 Policy A5 stipulates that the siting, location, scale, and design of basements must have minimal impact on, and be subordinate to, the host building and property. The CPG Basements provides further guidance on the requirements for basements in terms of design and supporting technical assessment.

7.3 It must be noted that the proposal includes creation of a new swimming / plunge pool at lower ground floor level. An area of 26 sq. m of the lower ground floor would be excavated by 2.4m to create this. Where appropriate, the Council will allow a proportion of a basement to be deeper to allow development of swimming pools. Allowance of this addition depth will only be appropriate where it does not harm the neighbouring properties or the structural, ground, or water conditions of the area, and where the additional depth is required for a swimming pool, and it not being used for any other purposes. The proposed development has been assessed against the criteria within Policy A5 in the table below.

| <b>Criteria</b>                                                                                                                                                       | <b>Proposal's compliance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The siting, location, scale, and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| f. not comprise of more than one storey                                                                                                                               | Complies – The Council considers a single storey for a basement to be approximately 3 to 4 metres in height. The requirement for storey heights to be no more than 3-4 metres refers to the total depth of the excavation (the external dimensions). Where appropriate, the Council will allow a proportion of the basement to be deeper to allow development of swimming pools. Allowance of this addition depth will only be appropriate where it does not harm the neighbouring properties or the structural, ground, or water conditions of the area, and where the additional depth is required for a swimming pool, and it not being used for any other purposes. |

|                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                            | <p>The proposal does not result in a new basement being created. It includes excavation and widening at lower ground floor level between the southern side elevation of the house and the southern boundary wall below the existing ground floor external landscaped terrace to create an internal plant room and associated swimming pool area. An area of 26 sq. m of the lower ground floor of no. 1 would be lowered by approx. 2m to create the new swimming /plunge pool and there would be a lowering of up to 1.3 m in depth to the existing lower ground floor courtyard and storeroom, as well as a portion of the corridor, so the new areas are all level.</p> <p>As confirmed by the Campbell Reith audit, the proposed excavation works would not cause harm to neighbouring properties, or the structural, ground or water conditions of the area.</p> |
| g. not be built under an existing basement                                                                                 | Complies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| h. not exceed 50% of each garden within the property                                                                       | Complies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| i. be less than 1.5 times the footprint of the host building in area.                                                      | Complies – The existing dwelling has a footprint of approximately 582 sq. m and therefore the maximum footprint of any new basement should be 873 sq. m. The proposed excavation works would be limited to an area of 84 sq. m. It therefore complies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| j. extend into the garden no further than 50% of the depth of the host building measured from the principle rear elevation | Complies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| k. not extend into or underneath the garden further than 50% of the depth of the garden                                    | Complies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building            | Complies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| m. avoid the loss of garden space or trees of townscape or amenity value                                                   | Complies – The basement excavation proposals would not result in the loss of garden space or existing trees of any townscape or amenity value. The cork oak (cat B tree) would be replanted in the communal garden of nos.1 to 4. .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

7.4 Overall, the proposed works would comply with the criteria set out within Policy A5 of the Camden Local Plan and thus the siting, location, scale, and design of the works at basement level. It would have minimal impact on, and be subordinate to, the host building and property.

7.5 In addition, Policy A5 also requires the applicant to demonstrate that proposed basements:

- n. do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';*
- o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;*
- p. avoid cumulative impacts;*
- n. do not harm the amenity of neighbours;*
- o. provide satisfactory landscaping, including adequate soil depth;*

- p. do not harm the appearance or setting of the property or the established character of the surrounding area;*
- q. protect important archaeological remains; and*
- r. do not prejudice the ability of the garden to support trees where they are part of the character of the area.*

7.6 A Basement Impact Assessment (BIA), prepared by Heyne Tillett Steel (HTS), was submitted in support of the application and has been independently audited on behalf of the Council by Campbell Reith. The audit considered the potential effects of the development upon land stability, groundwater and surface water conditions in accordance with Policy A5 and the Council's Basement CPG. Campbell Reith confirmed that the qualifications of the BIA authors were appropriate.

7.7 The initial audit accepted that the proposal would not have a significant impact upon local hydrology. It also concluded that the basement excavation was unlikely to encounter the groundwater table and that any limited perched groundwater could be controlled through conventional pumping measures, such that there would be no significant impact upon local or wider groundwater flow.

7.8 In relation to land stability, Campbell Reith identified a number of matters requiring further clarification before the BIA could be accepted. These principally concerned the depth and potential presence of Made Ground at foundation level; allowable bearing capacity; clarification of the excavation depths associated with the floor lowering, service trench and swimming pool; consideration of the implications of the proposed tree works; provision of outline retaining wall calculations; and extension of the building damage assessment to include the host Grade I listed buildings.

7.9 Campbell Reith nevertheless accepted the predicted ground movements in relation to neighbouring properties and noted that the submitted building damage assessment predicted damage to neighbouring structures of no greater than Burland Category 1 (Very Slight), which accords with the Council's policy requirements. The outstanding issue was that the assessment had not at that stage demonstrated that potential damage to the host Grade I listed buildings could similarly be controlled to acceptable limits.

7.10 In response to the audit, the applicant submitted a revised BIA (Revision P02, dated 31 July 2026) and additional technical information. The revised assessment clarifies the ground conditions and proposed construction methodology and expands the ground movement and building damage assessment to include Nos. 1 and 2 Cumberland Place themselves, in addition to Nos. 3 and 4 Cumberland Place, the Crown Estate wall, garden walls and adjoining highways. The revised BIA concludes that predicted damage would not exceed Burland Category 1 (Very Slight) over the course of the development works.

7.11 Conditions would be attached requiring all basement works to be undertaken in accordance with the details provide within the BIA and under the supervision of the suitably qualified chartered engineer whose details have been submitted as part of the application and are considered satisfactory.

## **8.0. NEIGHBOURING AMENITY**

8.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

### Daylight, sunlight, privacy and outlook

8.2 Due to the nature of the proposed works they would not have an adverse impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, privacy or outlook.

### Noise

8.3 A plant not assessment has been submitted in support of the application which has been reviewed

by the Council's Environmental health officer (EHO).

8.4 Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, BS 8233 Guidance on sound insulation and noise reduction for buildings, Camden's Local Plan, and BS 4142:2014 "Methods for rating and assessing industrial and commercial sound". The EHO has confirmed that noise and vibration from demolition and construction, operational noise including noise from deliveries, servicing, and waste collection and building plant has been adequately considered.

8.5 Environmental sound measurements were taken to establish the baseline sound conditions experienced around the site. Results from the survey have informed the noise impact assessment, particularly in deriving noise emission limits for new building services plant.

8.6 The Council's EHO has reviewed the information and has confirmed that the appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, NPPF, Planning Practice Guidance on Noise, Local Plan policies and BS 4142:2014 "Methods for rating and assessing industrial and commercial sound." They are satisfied that the plant noise criteria have been adequately predicted taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building.

## **9.0. ENERGY AND SUSTAINABILITY**

### **(i) ENERGY**

9.1 Policy CC1 of the Local Plan seeks to minimise the effects of climate change by requiring development to reduce carbon dioxide emissions through the energy hierarchy of using less energy (Be Lean), supplying energy efficiently (Be Clean) and using renewable energy (Be Green). The policy also seeks to ensure that existing buildings are improved, where feasible, to reduce their energy consumption and carbon emissions. London Plan Policies SI2 and SI3 similarly seek to minimise greenhouse gas emissions and promote efficient and low-carbon energy infrastructure. Regard is also had to the Council's Energy Efficiency and Adaptation CPG and the particular constraints associated with improving the energy performance of listed buildings.

9.2 Given the scale of the building, the proposal has been assessed as a major refurbishment for energy and sustainability purposes. However, it does not constitute a new-build or deep refurbishment scheme and a zero-carbon target and associated carbon offset contribution are therefore not applicable. The appropriate approach is to maximise reductions in operational carbon emissions as far as reasonably practicable, having particular regard to the Grade I listed status of the building. The Sustainability Officer has advised that the development should achieve the greatest feasible reduction at the Be Lean stage and a minimum 20% reduction through the Be Green stage.

9.3 An updated Energy Statement has been submitted which assesses the development in accordance with the energy hierarchy. The building has an assessed baseline Dwelling Emission Rate (DER) of 39.76kgCO<sub>2</sub>/m<sup>2</sup>/year, with a proposed DER of 22.22kgCO<sub>2</sub>/m<sup>2</sup>/year. The submitted assessment identifies a 21% reduction in regulated carbon emissions at the Be Lean stage, no additional reduction at the Be Clean stage, and a further 23% reduction at the Be Green stage, giving an overall reduction of 44% in regulated carbon emissions relative to the established baseline. This equates to an estimated annual saving of approximately 25.7 tonnes CO<sub>2</sub>. The energy plan and the carbon reduction targets would be secured by s106 legal agreement.

### **Be Lean**

9.4 At the Be Lean stage, opportunities for fabric improvements are substantially constrained by the architectural and historic significance of the Grade I listed building. The applicant has investigated a range of measures, including improved insulation, replacement or secondary glazing and improvements to the existing building envelope. However, extensive alteration of the historic fabric would adversely affect the significance of the listed building.

9.5 The submitted strategy therefore seeks to improve energy efficiency through less intrusive measures. Existing historic windows and French doors would be draught-proofed using a discreet perimeter sealing system, while opportunities to improve airtightness at repaired junctions would be taken where this can be achieved without loss of historic fabric. New and upgraded elements would meet the relevant Part L standards. Roof insulation would be improved where compatible with the existing construction, while a new warm roof to the lower ground floor extension would achieve an improved thermal performance. High-efficiency lighting and controls would also be installed. The resulting 21% reduction at Be Lean stage is therefore considered to represent a significant improvement having regard to the constraints imposed by the Grade I listed building and demonstrates that energy efficiency measures have been maximised so far as reasonably practicable.

#### Be Clean

9.6 The site is located within a Heat Network Priority Area; however, no existing or proposed district heating network is currently available within the immediate vicinity. The Energy Statement therefore identifies no carbon reduction at the Be Clean stage.

9.7 The development has nevertheless been designed to allow for a future connection should a district heating network become available. Vaults LG.20 and LG.21 would be kept available to accommodate future incoming district heating pipework and a heat exchanger. This future-proofing provision would be secured through the Section 106 agreement. The proposal is therefore considered to have appropriately addressed the Be Clean stage of the energy hierarchy.

#### Be Green

9.8 The proposed energy strategy incorporates a mixed heating system using high-efficiency air source heat pumps alongside gas-fired heating. The use of ASHPs would deliver a further 23% reduction in regulated carbon emissions at the Be Green stage, thereby exceeding the 20% reduction sought for the refurbishment.

9.9 The feasibility of photovoltaic panels was also investigated. The assessment considered an array of approximately 6.2kWp; however, the modelling indicates that this would provide a relatively limited additional carbon saving of approximately 0.42 tonnes CO<sub>2</sub> per year. The benefit would be lower still were the extent of the array reduced or the panels set further back to address visibility concerns.

9.10 The inclusion of PV panels has been discussed with the Council's Conservation Officer. While it may theoretically be possible to position a limited number of panels sufficiently far within the roof to reduce their visibility, the applicant has demonstrated that the resulting carbon benefit would be very limited. Given the exceptional significance of the Grade I listed building and the potential impact upon its historic roofscape, the environmental benefit of the PV installation is not considered sufficient to justify the associated heritage impact. The omission of PV panels is therefore considered acceptable, particularly as the development achieves the required Be Green reduction through the proposed ASHP strategy without reliance on PV.

#### Be seen

9.11 In accordance with London Plan Policy SI2, major development is expected to monitor, verify and report on energy performance following occupation in order to ensure that the anticipated energy and carbon savings are being achieved in practice. The applicant has confirmed that operational energy use will be monitored through the proposed Building Management System, with the necessary information to be recorded and reported in accordance with the principles of the GLA's 'Be Seen' energy monitoring guidance.

9.12 The Council's Sustainability Officer has reviewed the submitted information and is satisfied with the proposed approach. The detailed energy monitoring and reporting requirements will be secured through the s106 legal agreement, to ensure that the operational performance of the development can be monitored following occupation.

#### Conclusion: Energy

9.13 Overall, the proposed energy strategy would result in an approximately 44% reduction in regulated carbon emissions, comprising a 21% reduction at the Be Lean stage and a further 23% reduction at the Be Green stage. The Sustainability Officer has reviewed the revised Energy Statement and supporting information and is satisfied that the proposed measures represent the maximum reasonable carbon reduction achievable having regard to the significant heritage constraints associated with the Grade I listed building. The omission of photovoltaic panels is considered acceptable in this context, given the limited additional carbon saving that would be achieved and the identified heritage implications. The proposed energy strategy is therefore considered to accord with Policy CC1 of the Local Plan and the relevant energy policies of the London Plan. The required Energy Plan and carbon reduction targets, Be Seen monitoring and reporting obligations, together with future-proofing for connection to a district heat network would be secured through the s106 legal agreement.

## **(ii) SUSTAINABILITY**

9.14 Policy CC2 of the Local Plan requires development to adopt appropriate climate change adaptation measures, including measures to reduce the impact of urban and dwelling overheating, reduce water consumption, minimise the potential for surface water flooding, flood risk and incorporate appropriate green infrastructure. Policy CC3 seeks to ensure that development manages water efficiently, including through sustainable drainage measures. The London Plan similarly seeks to minimise overheating, improve water efficiency and promote the sustainable use of resources.

### **Overheating and cooling**

9.15 The proposal has also been assessed against the cooling hierarchy. An updated dynamic overheating assessment has been undertaken, including consideration of the surrounding built form and scenarios both with and without shading. Existing shutters have been represented through a scenario incorporating solar-control blinds. The assessment identifies that, even with shading, a significant risk of overheating would remain within a number of areas of the building. Natural ventilation alone would not adequately address the predicted heat build-up, partly because opportunities for increasing window openings and introducing external shading are constrained by the building's listed status, security requirements and acoustic considerations.

9.16 A limited active cooling system is therefore proposed where required. The applicant has clarified the rooms to be served by fan coil units and has confirmed that diversity factors have been applied to the cooling calculations so that the proposed plant capacity corresponds with the calculated demand rather than representing deliberate oversizing. The applicant has also investigated the use of equipment using lower-global-warming-potential R32 refrigerant. However, the alternative equipment currently available would be physically larger and would require additional installation and acoustic mitigation works which the applicant advises would have a greater impact upon the fabric and significance of the Grade I listed building.

9.17 The proposed ASHPs are considered acceptable and form an important component of the development's low-carbon energy strategy. The proposed ASHP units specified within the Energy Statement use R410A refrigerant, which has a relatively high Global Warming Potential (GWP). The applicant has confirmed that, due to the fast-track construction programme, the specified ASHP units will be installed as part of the development. The Council's Sustainability officer has reviewed the submitted information and is satisfied that the proposed energy strategy is acceptable. Whilst lower-GWP refrigerants would be preferable from an environmental perspective, alternative ASHP systems have been investigated and would have different spatial and servicing requirements, with potential implications for the Grade I listed buildings. On balance, the proposed ASHP system is considered acceptable in the context of the overall energy strategy and the heritage constraints of the site. An informative would nevertheless encourage the applicant to investigate whether ASHP units using a lower-GWP refrigerant can practicably be incorporated prior to installation, provided that this would not result in additional impacts on the special architectural or historic interest of the listed buildings.

9.18 Having regard to the findings of the overheating assessment and the particular heritage constraints affecting the extent to which passive measures can be incorporated, the principle of limited active cooling is considered justified.

9.19 The development incorporates a number of measures to improve its environmental performance and resilience to climate change. As discussed above, an overheating assessment has been undertaken and passive measures have been incorporated as far as reasonably practicable having regard to the Grade I listed status of the building. Where passive measures would not adequately address overheating, limited active cooling is proposed.

9.20 The development would target mains water consumption of less than 105 litres per person per day. This would be secured by condition. Sustainable drainage would also be incorporated through the proposed blue roof beneath the landscaped lower ground floor garden area, which would provide surface water attenuation and reduce the rate of discharge to the sewer network.

9.21 The proposals have also been developed with regard to resource efficiency and the circular economy. The development would target the diversion of 95% of excavation, demolition and construction waste from landfill, where feasible. For the new structural works, an embodied carbon assessment has also been undertaken, identifying an estimated embodied carbon figure of 115.3kgCO<sub>2</sub>e/m<sup>2</sup> for the relevant new construction elements.

9.22 The submitted measures are considered appropriate to the nature of the development and demonstrate that climate adaptation, water efficiency and resource efficiency have been appropriately incorporated into the scheme. Subject to the proposed measures being implemented through conditions and relevant heads of terms by s106 legal agreement the development is considered acceptable and would comply with policies CC1, CC2 and CC3 of the Local Plan.

## **10.0. AIR QUALITY**

10.1 Policy CC4 of the Local Plan seeks to ensure that the impact of development on air quality is taken into account and that development does not result in unacceptable levels of air pollution.

10.2 The proposed energy strategy includes air source heat pumps together with high-efficiency gas-fired heating. The applicant has also clarified the proposed use of the existing fireplaces within the building. Those fireplaces which would remain operational would be converted/used with gas only and would not burn solid fuel. This avoids the particulate emissions associated with the burning of wood or other solid fuels.

10.3 The Council's Sustainability Officer has reviewed the clarification regarding the fireplaces and has confirmed that there are no outstanding air-quality concerns in relation to their proposed use. The proposed development is therefore not considered likely to result in a material deterioration in local air quality and is considered acceptable in line with policy CC4 of the Local Plan.

## **11.0 FLOODING**

11.1 Policies CC1, CC2 and CC3 seek to ensure that development minimises the impacts of climate change, incorporates appropriate adaptation measures and does not increase flood risk. Development is expected to utilise sustainable drainage systems (SuDS) and, where feasible, achieve greenfield run-off rates.

11.2 The site is not identified as being within an area at significant risk of flooding. The applicant has submitted a Flood Risk Assessment (FRA) and SuDS document in support of the application.

11.3 The proposed drainage strategy incorporates a blue roof beneath the landscaped lower ground floor roof area, with a plan area of approximately 102 sq m and providing 8m<sup>3</sup> of attenuation storage. Maintenance details for the proposed drainage measures are provided within Appendix K of the FRA and SuDS document. The proposed drainage strategy would reduce the surface water discharge rate during the 1 in 100 year plus 40% climate-change rainfall event from an existing rate of 33.31 l/s to 24.67 l/s, representing an approximately 26% betterment over the existing situation. Whilst the proposed discharge rate would not achieve the calculated greenfield run-off rate, the proposal relates to the redevelopment of an existing developed residential site and would incorporate additional attenuation which would materially reduce surface water discharge compared with the existing

situation. A condition would be attached to ensure this.

### **13.0. BIODIVERSITY**

13.1 In addition to the development plan's requirements, there are statutory requirements for 10% Biodiversity Net Gain (BNG). BNG is a way of creating and improving natural habitats with a measurably positive impact ('net gain') on biodiversity compared with the pre-development position. Every grant of planning permission, unless exempt, is deemed to have been granted subject to a condition which requires the submission and approval of a Biodiversity Gain Plan (BGP) before development can commence, demonstrating how the statutory 10% gain will be achieved.

13.2 The required gain can be achieved through on-site biodiversity gains, registered off-site biodiversity gains or, as a last resort, the purchase of statutory biodiversity credits.

13.3 A Biodiversity Net Gain Assessment and completed Statutory Biodiversity Metric have been submitted in support of the application. The assessment is based on a habitat survey undertaken on 6 May 2026. The site extends to approximately 0.06ha and comprises predominantly urban habitats associated with the existing residential buildings and gardens. The garden areas comprise a mixture of modified grassland, introduced shrubs and individual trees, together with hardstanding and other developed land.

13.4 The baseline habitats comprise the existing buildings and hardstanding, vegetated gardens, areas of modified grassland and bare ground, individual trees and an ornamental yew hedge. The development would result in the removal and replacement of some areas of vegetated garden and developed land, including the ornamental yew hedge. One moderate-sized cork tree (T1677) would also be affected by the development but is proposed to be relocated to an alternative location immediately outside the application boundary within the wider site ownership. Five small trees (T1678–T1682) would be removed, although their removal does not register separately within the BNG calculations due to their size and location within the vegetated garden habitat. A further 25 sq. m of vegetated garden would be retained unaffected by the works.

13.5 The proposed landscaping would create new vegetated garden areas and include new tree planting. The relocated cork tree would be ground-planted within the wider site ownership rather than retained within a pot, with the intention of improving its vitality.

13.6 The submitted Statutory Biodiversity Metric identifies a baseline value of 0.1502 area habitat units and 0.035 hedgerow units. The proposed development, including the proposed on-site landscaping and relocation of the cork tree within the wider site would result in an overall 2.35% increase in area habitat units. However, the removal of the existing ornamental yew hedge would result in the loss of the existing hedgerow units. The submitted assessment therefore confirms that the proposed measures do not, in themselves, achieve the statutory 10% BNG requirement. The revised assessment identifies a remaining requirement for approximately 0.0115 area habitat units and 0.0385 hedgerow units in order to achieve the statutory 10% gain.

13.7 The applicant proposes to address the outstanding biodiversity shortfall through off-site biodiversity gains. The final details of the on-site habitat commitments and off-site biodiversity gains would be established through the Biodiversity Gain Plan which is required to be submitted to and approved by the Council prior to commencement of development. Where off-site habitats are relied upon, these would be subject to the necessary long-term habitat management and monitoring requirements.

13.8 The Council's Nature Conservation Officer has reviewed the submitted Biodiversity Net Gain Assessment and Statutory Biodiversity Metric and is satisfied with the information provided and that the statutory biodiversity gain condition is capable of being discharged successfully. The outstanding biodiversity units can therefore be addressed through the statutory BNG process following the grant of planning permission. Full details will be provided when the Biodiversity Gain Plan is submitted for approval.

13.9 The statutory biodiversity gain condition will not be repeated on the decision notice, in accordance with Government guidance but informatives explaining the statutory BNG obligations will be included on the decision.

#### **14.0. TRANSPORT**

14.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.

14.2 Policy A1 seeks to manage the impacts of the construction phase of development through the use of Construction Management Plans, which are of particular relevance to basement developments.

14.3 Given the extent of the works proposed in this predominantly quiet residential area, it is recommended that a Construction Management Plan and associated Implementation Support Contribution of £15,000 and Impact Bond of £16,000 be secured by means of a Section 106 Agreement.

#### **15.0. REFUSE**

15.1 The existing refuse storage and collection arrangements serving No. 2 will be retained. Refuse and recycling bins currently associated with No. 1 will be relocated to the existing refuse storage area at No. 2. As a result, waste and recycling bins serving both properties will be stored within the eastern lightwell of No. 2 Cumberland Place. The proposed development does not involve any changes to the capacity, location, or method of refuse storage and collection. Adequate refuse and recycling provision will therefore continue to be maintained in accordance with the requirements of the local authority.

#### **16.0. CONCLUSION**

16.1 Overall, the proposed development is considered acceptable in land use, design and heritage, basement, amenity, energy and sustainability, air quality, flooding, landscaping, biodiversity and transport terms. The concerns raised by the Regent's Park CAAC have been carefully considered; however, for the reasons set out above the proposals are considered to preserve the special architectural and historic interest of the Grade I listed buildings and the character and appearance of the Regent's Park Conservation Area. Subject to the recommended conditions, statutory biodiversity gain requirements and obligations to be secured through the Section 106 legal agreement, the development is considered to accord with the development plan when read as a whole.

16.2 It is therefore recommended conditional planning permission be granted subject to s106 legal agreement. It is also recommended that conditional listed building consent be granted.

16.3 The following heads of terms will be secured as part of the s106 legal agreement:

- Energy Plan – secure implementation of the approved energy strategy, including the measures necessary to achieve the identified 44% reduction in regulated carbon emissions, comprising 21% Be Lean and 23% Be Green.
- Be Seen Energy Monitoring – secure post-occupation monitoring, verification and reporting of operational energy performance in accordance with the GLA Be Seen requirements, using the proposed Building Management System.
- Future District Heat Network Connection – secure the development's ability to connect to a district heat network should one become available in the future, including safeguarding the identified space within vaults LG.20 and LG.21 for the necessary incoming pipework/heat exchanger.
- Sustainability Plan – secure implementation of the sustainability measures and targets set out in the approved sustainability information, including water efficiency, resource/waste management and climate-change adaptation measures.
- Construction Management Plan and associated Implementation Support Contribution of £15,000 and Impact Bond of £16,000

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14<sup>th</sup> September 2026, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2026/2361/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Date: 10 September 2026

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**1 and 2 Cumberland Place**  
**London**  
**NW1 4NA**

**Proposal:**

Creation of orangery in the lower ground floor lightwell, lowering of existing floor levels at basement level, roof alterations, installation of new plant on the roof and external landscaping all in association with amalgamation of two dwellings into a single-family dwelling.

Drawing Nos: Supporting documents:

Schedule of works rev P01 prepared by Purcell dated 08/06/2026; Heritage Impact Assessment rev 01 prepared by Purcell dated June 2026; Planning Stage Energy Statement v 07 prepared by SWP dated 20/08/2026; Summary for Input Data baseline dated 20/08/2026; Summary for Input Data Lean Stage prepared by Elmhurst Energy dated 20/08/2026; Part L 2021 GLA Carbon Emission Figures; Full SAP Calculation Printout Green Stage prepared by Elmhurst Energy dated July 2026; Summary Input Data Green Stage prepared by Elmhurst Energy dated July 2026; Predicted Energy Assessment prepared by Elmhurst Energy dated 30/07/2026; Part O Analysis prepared by SWP Ltd; Overheating TM59 Analysis prepared by SWP Ltd Consulting Engineers dated August 2026; Sustainability Statement prepared by Ecolytik dated June 2026; Structural Report rev P02 prepared by Heyne Tillett Steel dated June 2026; Flood Risk Assessment and SuDS rev 02 prepared by Heyne Tillett Steel dated June 2026; Basement Impact Assessment rev P03 prepared by Heyne Tillett Steel dated 24/08/2026; Landscape Planning Report prepared by Todd Longstaffe-Gowan Landscape Design dated 08/06/2026; Construction Management Plan and Proforma prepared by Westgreen dated 24/03/2026; Construction Management Plan prepared by Westgreen dated 29/06/2026; Construction Management plan - relocation of existing cork oak tree within communal garden prepared by Westgreen Construction Ltd; Preliminary Ecological Appraisal prepared by TMA Consultants dated June 2026; Arboricultural Impact Assessment prepared by TMA Consultants dated June 2026; Plant Noise Impact Assessment v1 prepared by EEC dated June 2026; Fire Statement prepared by QFSM dated 29/05/2026; Air Quality Statement rev P01 prepared by Enzygo dated June 2026; Biodiversity Net Gain Assessment prepared by TMA dated June 2026; Statutory Biodiversity Metric; Structural Engineer Appointment letter from Heyne Tillett Steel dated 09/09/2026.

#### Existing plans:

RPP-PUR-ZZ-ZZ-DR-A-0051TLG.566.SS.101; RPP-PUR-ZZ-ZZ-DR-A-0052; RPP-PUR-01-00-DR-A-1100; RPP-PUR-01-01-DR-A-1101; RPP-PUR-01-02-DR-A-1102; RPP-PUR-01-03-DR-A-1103; RPP-PUR-01-04-DR-A-1104; RPP-PUR-01-RF-DR-A-1105; RPP-PUR-01-B1-DR-A-1106; RPP-PUR-01-00-DR-A-1130; RPP-PUR-01-01-DR-A-1131; RPP-PUR-01-02-DR-A-1132; RPP-PUR-01-03-DR-A-1133; RPP-PUR-01-04-DR-A-1134; RPP-PUR-01-B1-DR-A-1135; RPP-PUR-01-ZZ-DR-A-1110; RPP-PUR-01-ZZ-DR-A-1111; RPP-PUR-01-ZZ-DR-A-1112; RPP-PUR-01-ZZ-DR-A-1120; RPP-PUR-01-ZZ-DR-A-1121; RPP-PUR-01-ZZ-DR-A-1122; RPP-PUR-01-ZZ-DR-A-1123; RPP-PUR-01-ZZ-DR-A-1124; RPP-PUR-01-ZZ-DR-A-1125.

#### Demolition plans

RPP-PUR-01-B1-DR-A-1256 rev P09; RPP-PUR-01-00-DR-A-1250 rev P05; RPP-PUR-01-01-DR-A-1251 rev P06; RPP-PUR-01-02-DR-A-1252 rev P05; RPP-PUR-01-03-DR-A-1253 rev P04; RPP-PUR-01-04-DR-A-1254 rev P05; RPP-PUR-01-RF-DR-A-1255 rev P04; RPP-PUR-01-B1-DR-A-1285 rev P04; RPP-PUR-01-00-DR-A-1280 rev P04; RPP-PUR-01-01-DR-A-1281 rev P04; RPP-PUR-01-02-DR-A-1282 rev P03; RPP-PUR-01-03-DR-A-1283 rev P03; RPP-PUR-01-04-DR-A-1284 rev P03; RPP-PUR-01-ZZ-DR-A-1260 rev P03; RPP-PUR-01-ZZ-DR-A-1261 rev P03; RPP-PUR-01-ZZ-DR-A-1262 rev P03; RPP-PUR-01-ZZ-DR-A-1270 rev P03; RPP-PUR-01-ZZ-DR-A-1271 rev P03; RPP-PUR-01-ZZ-DR-A-1272 rev P03; RPP-PUR-01-ZZ-DR-A-1273 rev P02; RPP-PUR-01-ZZ-DR-A-1274 rev P01; RPP-PUR-01-ZZ-DR-A-1275 rev P01;

#### Proposed plans:

RPP-PUR-01-B1-DR-A-2006 rev P12; RPP-PUR-01-00-DR-A-2000 rev P09; RPP-PUR-01-01-DR-A-2001 rev P09; RPP-PUR-01-02-DR-A-2002 rev P08; RPP-PUR-01-03-DR-A-2003 rev P09; RPP-PUR-01-04-DR-A-2004 rev P07; RPP-PUR-01-RF-DR-A-2005 rev P06; RPP-PUR-01-B1-DR-A-2035 rev P06; RPP-PUR-01-00-DR-A-2030 rev P04; RPP-PUR-01-01-DR-A-2031 rev P04; RPP-PUR-01-02-DR-A-2032 rev P04; RPP-PUR-01-03-DR-A-2033 rev P04; RPP-PUR-01-04-DR-A-2034 rev P04; RPP-PUR-01-ZZ-DR-A-2010 rev P05; RPP-PUR-01-ZZ-DR-A-2011 rev P05; RPP-PUR-01-ZZ-DR-A-2012 rev P05; RPP-PUR-01-ZZ-DR-A-2020 rev P04; RPP-PUR-01-ZZ-DR-A-2021 rev P04; RPP-PUR-01-ZZ-DR-A-2022 rev P05; RPP-PUR-01-ZZ-DR-A-2023 rev P03; RPP-PUR-01-ZZ-DR-A-2024 rev P02; RPP-PUR-01-ZZ-DR-A-2025 rev P02; TLG.566.SS.100; TLG.566.SS.101; TLG.566.SS.102; TLG.566.GA.00.002; TLG.566.GA.00.003; RPP-PUR-ZZ-ZZ-DR-A-0053; LG.566.GA.00.003.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 this permission.

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing plans:

RPP-PUR-ZZ-ZZ-DR-A-0051 TLG.566.SS.101; RPP-PUR-ZZ-ZZ-DR-A-0052; RPP-PUR-01-00-DR-A-1100; RPP-PUR-01-01-DR-A-1101; RPP-PUR-01-02-DR-A-1102; RPP-PUR-01-03-DR-A-1103; RPP-PUR-01-04-DR-A-1104; RPP-PUR-01-RF-DR-A-1105; RPP-PUR-01-B1-DR-A-1106; RPP-PUR-01-00-DR-A-1130; RPP-PUR-01-01-DR-A-1131; RPP-PUR-01-02-DR-A-1132; RPP-PUR-01-03-DR-A-1133; RPP-PUR-01-04-DR-A-1134; RPP-PUR-01-B1-DR-A-1135; RPP-PUR-01-ZZ-DR-A-1110; RPP-PUR-01-ZZ-DR-A-1111; RPP-PUR-01-ZZ-DR-A-1112; RPP-PUR-01-ZZ-DR-A-1120; RPP-PUR-01-ZZ-DR-A-1121; RPP-PUR-01-ZZ-DR-A-1122; RPP-PUR-01-ZZ-DR-A-1123; RPP-PUR-01-ZZ-DR-A-1124; RPP-PUR-01-ZZ-DR-A-1125.

Demolition plans:

RPP-PUR-01-B1-DR-A-1256 rev P09; RPP-PUR-01-00-DR-A-1250 rev P05; RPP-PUR-01-01-DR-A-1251 rev P06; RPP-PUR-01-02-DR-A-1252 rev P05; RPP-PUR-01-03-DR-A-1253 rev P04; RPP-PUR-01-04-DR-A-1254 rev P05; RPP-PUR-01-RF-DR-A-1255 rev P04; RPP-PUR-01-B1-DR-A-1285 rev P04; RPP-PUR-01-00-DR-A-1280 rev P04; RPP-PUR-01-01-DR-A-1281 rev P04; RPP-PUR-01-02-DR-A-1282 rev P03; RPP-PUR-01-03-DR-A-1283 rev P03; RPP-PUR-01-04-DR-A-1284 rev P03; RPP-PUR-01-ZZ-DR-A-1260 rev P03; RPP-PUR-01-ZZ-DR-A-1261 rev P03; RPP-PUR-01-ZZ-DR-A-1262 rev P03; RPP-PUR-01-ZZ-DR-A-1270 rev P03; RPP-PUR-01-ZZ-DR-A-1271 rev P03; RPP-PUR-01-ZZ-DR-A-1272 rev P03; RPP-PUR-01-ZZ-DR-A-1273 rev P02; RPP-PUR-01-ZZ-DR-A-1274 rev P01; RPP-PUR-01-ZZ-DR-A-1275 rev P01.

Proposed plans.

RPP-PUR-01-B1-DR-A-2006 rev P12; RPP-PUR-01-00-DR-A-2000 rev P09; RPP-PUR-01-01-DR-A-2001 rev P09; RPP-PUR-01-02-DR-A-2002 rev P08; RPP-PUR-01-03-DR-A-2003 rev P09; RPP-PUR-01-04-DR-A-2004 rev P07; RPP-PUR-01-RF-DR-A-2005 rev P06; RPP-PUR-01-B1-DR-A-2035 rev P06; RPP-PUR-01-00-DR-A-2030 rev P04; RPP-PUR-01-01-DR-A-2031 rev P04; RPP-PUR-01-02-DR-A-2032 rev P04; RPP-PUR-01-03-DR-A-2033 rev P04; RPP-PUR-01-04-DR-A-2034 rev P04; RPP-PUR-01-ZZ-DR-A-2010 rev P05; RPP-PUR-01-ZZ-DR-A-2011 rev P05; RPP-PUR-01-ZZ-DR-A-2012 rev P05; RPP-PUR-01-ZZ-DR-A-2020 rev P04; RPP-PUR-01-ZZ-DR-A-2021 rev P04; RPP-PUR-01-ZZ-DR-A-2022 rev P05; RPP-PUR-01-ZZ-DR-A-2023 rev P03; RPP-PUR-01-ZZ-DR-A-2024 rev P02; RPP-PUR-01-ZZ-DR-A-2025 rev P02; TLG.566.SS.101; RPP-PUR-ZZ-ZZ-DR-A-0053; LG.566.GA.00.003.

Supporting plans:

Schedule of works rev P01 prepared by Purcell dated 08/06/2026; Heritage Impact Assessment rev 01 prepared by Purcell dated June 2026; Planning Stage Energy Statement v 07 prepared by SWP dated 20/08/2026; Summary for Input Data baseline dated 20/08/2026; Summary for Input Data Lean Stage prepared by Elmhurst Energy dated 20/08/2026; Part L 2021 GLA Carbon Emission Figures; Full SAP Calculation Printout Green Stage prepared by Elmhurst Energy dated July 2026; Summary Input Data Green Stage prepared by Elmhurst Energy dated July 2026; Predicted Energy Assessment prepared by Elmhurst Energy dated 30/07/2026; Part O Analysis prepared by SWP Ltd; Overheating TM59 Analysis prepared by SWP Ltd Consulting Engineers dated August 2026; Sustainability Statement prepared by Ecolytik dated June 2026; Structural Report rev P02 prepared by Heyne Tillett Steel dated June 2026; Flood Risk Assessment and SuDS rev 02 prepared by Heyne Tillett Steel dated June 2026; Basement Impact Assessment rev P03 prepared by Heyne Tillett Steel dated 24/08/2026; Landscape Planning Report prepared by Todd Longstaffe-Gowan Landscape Design dated 08/06/2026; Construction Management Plan and Proforma prepared by Westgreen dated 24/03/2026; Construction Management Plan prepared by Westgreen dated 29/06/2026; Construction Management plan - relocation of existing cork oak tree within communal garden prepared by Westgreen Construction Ltd; Preliminary Ecological Appraisal prepared by TMA Consultants dated June 2026; Arboricultural Impact Assessment prepared by TMA Consultants dated June 2026; Plant Noise Impact Assessment v1 prepared by EEC dated June 2026; Fire Statement prepared by QFSM dated 29/05/2026; Air Quality Statement rev P01 prepared by Enzygo dated June 2026; Biodiversity Net Gain Assessment prepared by TMA dated June 2026; Statutory Biodiversity Metric; Structural Engineer Appointment letter from Heyne Tillett Steel dated 09/09/2026.

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

- 3 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all external windows (including jambs, head and cill) and external doors including materials and manufacturer's specification details.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall include detailed, site-specific method statements for the translocation of T1677 (cork oak tree) and shall cover not only but including the preparation, the lifting, the loading, the transportation, off-loading and replanting of the tree in a location to be agreed with the Council's tree and landscape officer. The new location of the tree shall make the tree no less publicly visible than its original location. A post-planting maintenance plan that includes irrigation requirements and monitoring shall be included with the details that covers the five years following the replanting of T1677. All such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, or prior to the occupation for the permitted use of the development or any phase of the development whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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.

- 8 Before the use commences, the air-conditioning condenser unit shall be provided with anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1, A4, D1, CC1 of the London Borough of Camden Local Plan 2017.

- 9 The development hereby approved shall achieve a maximum internal water use of 110 litres / person / day. The dwelling shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 10 Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 11 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (BIA) by Heyne Tillett Steel Ltd, ref. RPP-HTS-XX-XX-RP-G-00001 rev. P01 dated 3rd June 2026, Flood Risk Assessment and SuDS Strategy by Heyne Tillett Steel Ltd (ref. RPP-HTS-XX-XX-RP-C-00001) rev. 02 dated 5th June 2026, Planning Structural Report by Heyne Tillett Steel Ltd (ref. RPP-HTS-XX-XX-RP-S-00001) rev. P02 dated 5th June 2026 and BIA Audit rev F1 dated September 2026 hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 12 The critical elements of both permanent and temporary basement construction works shall be inspected, approved and monitored throughout their duration by the appointed Price and Myers (temporary works) and Heyne Tillett Steel (permanent works) to ensure compliance with the design which has been checked and approved by a building control body. Any subsequent change or eappointment shall be confirmed in writing with the Local Planning Authority before the continuation with the relevant part of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 13 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and/construction phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the demolition and/construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 14 Prior to the relevant part of the works, full details of the proposed Air Source Heat Pump system (ASHPs) shall be submitted to and approved in writing by the local planning authority. The details shall include the manufacturer and model of the units, refrigerant type and associated Global Warming Potential (GWP), energy efficiency, electrical sub-metering arrangements and a site-specific lifetime maintenance schedule, including details of safe access for maintenance.

The submitted details shall demonstrate that the refrigerant has a GWP no greater than that of the ASHP units assessed as part of the approved energy strategy.

The ASHPs shall thereafter be installed in accordance with the approved details and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the Camden Local Plan 2017.

- 15 The sustainable drainage system, including the proposed blue roof and associated attenuation storage, shall be implemented in full in accordance with the approved Flood Risk Assessment and SuDS documentation prior to occupation of the development. The sustainable drainage system shall thereafter be permanently retained and maintained in accordance with the approved lifetime maintenance arrangements.

Reason: To reduce the rate of surface water run-off from the development and limit the impact on the surface water drainage system in accordance with Policies CC2 and CC3 of the Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including (but not limited to) 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, [Building.Control@camden.gov.uk](mailto:Building.Control@camden.gov.uk) (tel: 020-7974 4444).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 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](http://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.

- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 8 Public sewers are crossing or close to your development. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain. This is to prevent damage to the sewer network and ensures Thames Water has suitable and safe access to carry out maintenance and repairs. Please refer to their guide on working near or diverting our pipes: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>. Please ensure to apply to determine if a build over agreement will be granted.

- 9 There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) they will need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services they provide in any other way. The applicant is advised to read their guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

- 10 Biodiversity Net Gain (BNG) Informative (1/3):  
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:  
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and  
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this permission WILL require approval of a BGP before development is begun because none of the statutory exemptions or transitional arrangements summarised below are considered to apply.

- 11 Biodiversity Net Gain (BNG) Informative (2/3):  
+ Summary of transitional arrangements and exemptions for biodiversity gain condition  
The following are provided for information and may not apply to this permission:
1. The planning application was made before 12 February 2024.
  2. The planning permission is retrospective.
  3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
  4. The permission is exempt because of one or more of the reasons below:
    - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
    - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
    - The application is a Householder Application.
    - It is for development of a "Biodiversity Gain Site".
    - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
    - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

12 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

- 13 In relation to condition 13, where an equivalent ASHP system using a refrigerant with a lower GWP is commercially available at the time of submission to discharge the condition and can be installed without materially greater impacts upon the special architectural or historic interest of the Grade I listed buildings, the lower-GWP system should be used.

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

Supporting Communities Directorate

Application ref: 2026/2436/L  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
Date: 8 September 2026

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**1 and 2 Cumberland Place**  
**London**  
**NW1 4NA**

# DECISION

#### Proposal:

Creation of orangery in the lower ground floor lightwell, lowering of existing floor levels at basement level, roof alterations, installation of new plant on the roof and external landscaping and internal refurbishment and remodelling all in association with amalgamation of two dwellings into a single-family dwelling.

#### Drawing Nos:

#### Existing plans:

RPP-PUR-ZZ-ZZ-DR-A-0051TLG.566.SS.101; RPP-PUR-ZZ-ZZ-DR-A-0052; RPP-PUR-01-00-DR-A-1100; RPP-PUR-01-01-DR-A-1101; RPP-PUR-01-02-DR-A-1102; RPP-PUR-01-03-DR-A-1103; RPP-PUR-01-04-DR-A-1104; RPP-PUR-01-RF-DR-A-1105; RPP-PUR-01-B1-DR-A-1106; RPP-PUR-01-00-DR-A-1130; RPP-PUR-01-01-DR-A-1131; RPP-PUR-01-02-DR-A-1132; RPP-PUR-01-03-DR-A-1133; RPP-PUR-01-04-DR-A-1134; RPP-PUR-01-B1-DR-A-1135; RPP-PUR-01-ZZ-DR-A-1110; RPP-PUR-01-ZZ-DR-A-1111; RPP-PUR-01-ZZ-DR-A-1112; RPP-PUR-01-ZZ-DR-A-1120; RPP-PUR-01-ZZ-DR-A-1121; RPP-PUR-01-ZZ-DR-A-1122; RPP-PUR-01-ZZ-DR-A-1123; RPP-PUR-01-ZZ-DR-A-1124; RPP-PUR-01-ZZ-DR-A-1125.

#### Demolition plans:

RPP-PUR-01-B1-DR-A-1256 rev P09; RPP-PUR-01-00-DR-A-1250 rev P05; RPP-PUR-01-01-DR-A-1251 rev P06; RPP-PUR-01-02-DR-A-1252 rev P05; RPP-PUR-01-03-DR-A-1253 rev P04; RPP-PUR-01-04-DR-A-1254 rev P05; RPP-PUR-01-RF-DR-A-1255 rev P04; RPP-PUR-01-B1-DR-A-1285 rev P04; RPP-PUR-01-00-DR-A-1280 rev P04; RPP-PUR-01-01-DR-A-1281 rev P04; RPP-PUR-01-02-DR-A-1282 rev P03; RPP-PUR-01-03-DR-A-1283 rev P03; RPP-PUR-01-04-DR-A-1284 rev P03; RPP-PUR-01-ZZ-DR-A-1260 rev P03; RPP-PUR-01-ZZ-DR-A-1261 rev P03; RPP-PUR-01-ZZ-DR-A-1262 rev P03; RPP-PUR-01-ZZ-DR-A-1270 rev P03; RPP-PUR-01-ZZ-DR-A-1271 rev P03; RPP-PUR-01-ZZ-DR-A-1272 rev P03; RPP-PUR-01-ZZ-DR-A-1273 rev P02; RPP-PUR-01-ZZ-DR-A-1274 rev P01; RPP-PUR-01-ZZ-DR-A-1275 rev P01;

Proposed plans:

RPP-PUR-01-B1-DR-A-2006 rev P12; RPP-PUR-01-00-DR-A-2000 rev P09; RPP-PUR-01-01-DR-A-2001 rev P09; RPP-PUR-01-02-DR-A-2002 rev P08; RPP-PUR-01-03-DR-A-2003 rev P09; RPP-PUR-01-04-DR-A-2004 rev P07; RPP-PUR-01-RF-DR-A-2005 rev P06; RPP-PUR-01-B1-DR-A-2035 rev P06; RPP-PUR-01-00-DR-A-2030 rev P04; RPP-PUR-01-01-DR-A-2031 rev P04; RPP-PUR-01-02-DR-A-2032 rev P04; RPP-PUR-01-03-DR-A-2033 rev P04; RPP-PUR-01-04-DR-A-2034 rev P04; RPP-PUR-01-ZZ-DR-A-2010 rev P05; RPP-PUR-01-ZZ-DR-A-2011 rev P05; RPP-PUR-01-ZZ-DR-A-2012 rev P05; RPP-PUR-01-ZZ-DR-A-2020 rev P04; RPP-PUR-01-ZZ-DR-A-2021 rev P04; RPP-PUR-01-ZZ-DR-A-2022 rev P05; RPP-PUR-01-ZZ-DR-A-2023 rev P03; RPP-PUR-01-ZZ-DR-A-2024 rev P02; RPP-PUR-01-ZZ-DR-A-2025 rev P02; TLG.566.SS.101; RPP-PUR-ZZ-ZZ-DR-A-0053; LG.566.GA.00.003; RPP-PUR-01-00-DR-A-4020 rev P01; RPP-PUR-01-00-DR-A-4021 rev P01; RPP-PUR-01-00-DR-A-4022 rev P01; RPP-PUR-01-00-DR-A-4024 rev P01; RPP-PUR-01-00-DR-A-4025 rev P01; RPP-PUR-01-00-DR-A-4026 rev P01; RPP-PUR-01-00-DR-A-4027 rev P01; RPP-PUR-01-00-DR-A-4028 rev P01; RPP-PUR-01-00-DR-A-4029 rev P01; RPP-PUR-01-00-DR-A-4030 rev P01; RPP-PUR-01-00-DR-A-4031 rev P01; RPP-PUR-01-00-DR-A-4032 rev P01; RPP-PUR-01-00-DR-A-4033 rev P01; RPP-PUR-01-00-DR-A-4034 rev P01; RPP-PUR-01-00-DR-A-4035 rev P01; RPP-PUR-01-00-DR-A-4036 rev P01; RPP-PUR-01-01-DR-A-4120 rev P01; RPP-PUR-01-01-DR-A-4121 rev P01; RPP-PUR-01-01-DR-A-4122 rev P01; RPP-PUR-01-01-DR-A-4123 rev P01; RPP-PUR-01-01-DR-A-4124 rev P01; RPP-PUR-01-01-DR-A-4125 rev P01; RPP-PUR-01-01-DR-A-4126 rev P01; RPP-PUR-01-01-DR-A-4127 rev P01; RPP-PUR-01-01-DR-A-4128 rev P01; RPP-PUR-01-01-DR-A-4129 rev P01; RPP-PUR-01-01-DR-A-4130 rev P01; RPP-PUR-01-01-DR-A-4131 rev P01.

Supporting documents:

Schedule of works rev P01 prepared by Purcell dated 08/06/2026; Heritage Impact Assessment rev 01 prepared by Purcell dated June 2026.

The Council has considered your application and decided to grant 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:

Existing plans:

RPP-PUR-ZZ-ZZ-DR-A-0051TLG.566.SS.101; RPP-PUR-ZZ-ZZ-DR-A-0052; RPP-PUR-01-00-DR-A-1100; RPP-PUR-01-01-DR-A-1101; RPP-PUR-01-02-DR-A-1102; RPP-PUR-01-03-DR-A-1103; RPP-PUR-01-04-DR-A-1104; RPP-PUR-01-RF-DR-A-1105; RPP-PUR-01-B1-DR-A-1106; RPP-PUR-01-00-DR-A-1130; RPP-PUR-01-01-DR-A-1131; RPP-PUR-01-02-DR-A-1132; RPP-PUR-01-03-DR-A-1133; RPP-PUR-01-04-DR-A-1134; RPP-PUR-01-B1-DR-A-1135; RPP-PUR-01-ZZ-DR-A-1110; RPP-PUR-01-ZZ-DR-A-1111; RPP-PUR-01-ZZ-DR-A-1112; RPP-PUR-01-ZZ-DR-A-1120; RPP-PUR-01-ZZ-DR-A-1121; RPP-PUR-01-ZZ-DR-A-1122; RPP-PUR-01-ZZ-DR-A-1123; RPP-PUR-01-ZZ-DR-A-1124; RPP-PUR-01-ZZ-DR-A-1125.

Demolition plans

RPP-PUR-01-B1-DR-A-1256 rev P09; RPP-PUR-01-00-DR-A-1250 rev P05; RPP-PUR-01-01-DR-A-1251 rev P06; RPP-PUR-01-02-DR-A-1252 rev P05; RPP-PUR-01-03-DR-A-1253 rev P04; RPP-PUR-01-04-DR-A-1254 rev P05; RPP-PUR-01-RF-DR-A-1255 rev P04; RPP-PUR-01-B1-DR-A-1285 rev P04; RPP-PUR-01-00-DR-A-1280 rev P04; RPP-PUR-01-01-DR-A-1281 rev P04; RPP-PUR-01-02-DR-A-1282 rev P03; RPP-PUR-01-03-DR-A-1283 rev P03; RPP-PUR-01-04-DR-A-1284 rev P03; RPP-PUR-01-ZZ-DR-A-1260 rev P03; RPP-PUR-01-ZZ-DR-A-1261 rev P03; RPP-PUR-01-ZZ-DR-A-1262 rev P03; RPP-PUR-01-ZZ-DR-A-1270 rev P03; RPP-PUR-01-ZZ-DR-A-1271 rev P03; RPP-PUR-01-ZZ-DR-A-1272 rev P03; RPP-PUR-01-ZZ-DR-A-1273 rev P02; RPP-PUR-01-ZZ-DR-A-1274 rev P01; RPP-PUR-01-ZZ-DR-A-1275 rev P01;

Proposed plans:

RPP-PUR-01-B1-DR-A-2006 rev P12; RPP-PUR-01-00-DR-A-2000 rev P09; RPP-PUR-01-01-DR-A-2001 rev P09; RPP-PUR-01-02-DR-A-2002 rev P08; RPP-PUR-01-03-DR-A-2003 rev P09; RPP-PUR-01-04-DR-A-2004 rev P07; RPP-PUR-01-RF-DR-A-2005 rev P06; RPP-PUR-01-B1-DR-A-2035 rev P06; RPP-PUR-01-00-DR-A-2030 rev P04; RPP-PUR-01-01-DR-A-2031 rev P04; RPP-PUR-01-02-DR-A-2032 rev P04; RPP-PUR-01-03-DR-A-2033 rev P04; RPP-PUR-01-04-DR-A-2034 rev P04; RPP-PUR-01-ZZ-DR-A-2010 rev P05; RPP-PUR-01-ZZ-DR-A-2011 rev P05; RPP-PUR-01-ZZ-DR-A-2012 rev P05; RPP-PUR-01-ZZ-DR-A-2020 rev P04; RPP-PUR-01-ZZ-DR-A-2021 rev P04; RPP-PUR-01-ZZ-DR-A-2022 rev P05; RPP-PUR-01-ZZ-DR-A-2023 rev P03; RPP-PUR-01-ZZ-DR-A-2024 rev P02; RPP-PUR-01-ZZ-DR-A-2025 rev P02; TLG.566.SS.101; RPP-PUR-ZZ-ZZ-DR-A-0053; LG.566.GA.00.003; RPP-PUR-01-00-DR-A-4020 rev P01; RPP-PUR-01-00-DR-A-4021 rev P01; RPP-PUR-01-00-DR-A-4022 rev P01; RPP-PUR-01-00-DR-A-4024 rev P01; RPP-PUR-01-00-DR-A-4025 rev P01; RPP-PUR-01-00-DR-A-4026 rev P01; RPP-PUR-01-00-DR-A-4027 rev P01; RPP-PUR-01-00-DR-A-4028 rev P01; RPP-PUR-01-00-DR-A-4029 rev P01; RPP-PUR-01-00-DR-A-4030 rev P01; RPP-PUR-01-00-DR-A-4031 rev P01; RPP-PUR-01-00-DR-A-4032 rev P01; RPP-PUR-01-00-DR-A-4033 rev P01; RPP-PUR-01-00-DR-A-4034 rev P01; RPP-PUR-01-00-DR-A-4035 rev P01; RPP-PUR-01-00-DR-A-4036 rev P01; RPP-PUR-01-01-DR-A-4120 rev P01; RPP-PUR-01-01-DR-A-4121 rev P01; RPP-PUR-01-01-DR-A-4122 rev P01; RPP-PUR-01-01-DR-A-4123 rev P01; RPP-PUR-01-01-DR-A-4124 rev P01; RPP-PUR-01-01-DR-A-4125 rev P01; RPP-PUR-01-01-DR-A-4126 rev P01; RPP-PUR-01-01-DR-A-4127 rev P01; RPP-PUR-01-01-DR-A-4128 rev P01; RPP-PUR-01-01-DR-A-4129 rev P01; RPP-PUR-01-01-DR-A-4130 rev P01; RPP-PUR-01-01-DR-A-4131 rev P01.

Supporting documents:

Schedule of works rev P01 prepared by Purcell dated 08/06/2026; Heritage Impact Assessment rev 01 prepared by Purcell dated June 2026; Planning Stage Energy Statement v 07 prepared by SWP dated 20/08/2026; Summary for Input Data baseline dated 20/08/2026; Summary for Input Data Lean Stage prepared by Elmhurst Energy dated 20/08/2026; Part L 2021 GLA Carbon Emission Figures; Full SAP Calculation Printout Green Stage prepared by Elmhurst Energy dated July 2026; Summary Input Data Green Stage prepared by Elmhurst Energy dated July 2026; Predicted Energy Assessment prepared by Elmhurst Energy dated 30/07/2026; Part O Analysis prepared by SWP Ltd; Overheating TM59 Analysis prepared by SWP Ltd Consulting Engineers dated August 2026; Sustainability Statement prepared by Ecolytik dated June 2026; Structural Report rev P02 prepared by Heyne Tillet Steel dated June 2026; Flood Risk Assessment and SuDS rev 02 prepared by Heyne Tillet Steel dated June 2026; Basement Impact Assessment rev P03 prepared by Heyne Tillet Steel dated 24/08/2026; Landscape Planning Report prepared by Todd Longstaffe-Gowan Landscape Design dated 08/06/2026; Construction Management Plan and Proforma prepared by Westgreen dated 24/03/2026; Construction Management Plan prepared by Westgreen dated 29/06/2026; Construction Management plan - relocation of existing cork oak tree within communal garden prepared by Westgreen Construction Ltd; Preliminary Ecological Appraisal prepared by TMA Consultants dated June 2026; Arboricultural Impact Assessment prepared by TMA Consultants dated June 2026; Plant Noise Impact Assessment v1 prepared by EEC dated June 2026; Fire Statement prepared by QFSM dated 29/05/2026; Air Quality Statement rev P01 prepared by Enzygo dated June 2026; Biodiversity Net Gain Assessment prepared by TMA dated June 2026; Statutory Biodiversity Metric.

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

- 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.

- 4 Notwithstanding the details shown on the plans hereby approved, detailed drawings, or samples of materials as appropriate, in respect of the following works to the houses, shall be submitted to and approved in writing before the relevant part of the work is begun:

a) Drawings at a scale 1:10 of the proposed sliding glazed partition within the ground floor front room, indicating materials and finish, and details at a scale of 1:5 demonstrating the relationship between the partition and any existing historic fabric including skirting and cornicing;

b) Drawings, including sections, at a scale of 1:10 of the ensuite bathroom 'pod' to be inserted into the front room at 2nd floor level, demonstrating that it shall be non-full height and shall include servicing arrangements and the relationship of the 'pod' with the structure of the building;

c) Drawings, including sections at a scale of 1:10 of the cupboard within the rear room at 1st floor level, demonstrating that it shall be non-full height and shall show the relationship of the cupboard within the room and the structure of the building.

d) Details of all new flooring

e) Detailed elevation, section and plan (scale 1:10) of the lower ground floor orangery including details of fixing to historic masonry.

f) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant parts of the works shall not be carried out other than in accordance with the details thus approved.

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.

- 5 Notwithstanding the details shown on the hereby approved drawings, no underfloor heating shall be installed within the rooms at ground floor level or within bathrooms at first to fourth floor levels until details of the proposed system, including its relationship with and impact upon historic floor structures and finishes, any associated removal or alteration of historic fabric, build-up and finished floor levels, have been submitted to and approved in writing by the local planning authority. The works shall thereafter be carried out only in accordance with the approved details.

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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy the Building Safety Act 2022, the Building (Higher-Risk Buildings Procedures) (England) Regulations 2023 and any other applicable Building Regulation requirements may require a further application for listed building consent. It is your responsibility to ensure that all statutory requirements are met before construction begins.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

**DRAFT**

**DECISION**