

Application ref: 2019/2822/L
Contact: Elaine Quigley
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Date: 29 March 2023

Development Management
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Purcell Architecture Ltd
15 Bermondsey Square
Tower Bridge Road
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SE1 3UN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

28 Chester Terrace
London
NW1 4ND

Proposal:

Details of wall lining for lower ground floor media room required by condition 4(d) (architectural details of joinery) of listed building consent 2016/0307/L dated 23/08/2016 for external and internal alterations to the existing single family dwelling
Drawing Nos: 370.

The Council has considered your application and decided to grant Approval of Details.

Informative(s):

1 Reason for granting listed building consent -

Given that there is very little historic fabric within the lower ground floor level and the fact that the works are reversible, the proposed media room wall lining would not cause any harm to the fabric or special interest of the building envelope. There would be no harmful impacts on the main front facade in terms of physical impact on the setting of the building when viewed from the street. The details would be considered sufficient to satisfy the requirements of condition 4 (d).

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

As such, the proposed development is in general accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to listed building consent granted on 23/08/2016 (ref 2016/0307/L), which need details to be submitted, have been approved.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

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

Daniel Pope
Chief Planning Officer