

Subject: CEPC NEWS : Chester Terrace – Planning/Listed Building Application

From: CEPC NEWS [REDACTED]

Date: 04/01/2023, 15:47

To: [REDACTED]

Dear Resident

Chester Terrace – Planning/Listed Building Application

I write further to our previous correspondence on the project for the balustrade and wall/foundations at Chester Terrace. As per our letter of 1 April 2022 which outlined the Commissioners' decision that the Option 4 (new wall/foundation and balustrade) was the most appropriate approach, there are a number of stages through which the project needs to pass. Following the survey work carried out in July 2022, Hurst Pierce + Malcom, the consultant structural engineers, were able to complete their full structural design work. Additional documents including an Arboricultural Impact Assessment, Heritage and Design Statement plus Landscape and Arboricultural Heritage Report were finalised by relevant consultants so that in late 2022 a planning/listed building consent application was submitted to London Borough of Camden on behalf of the Commission. Once the application is registered by London Borough of Camden, occupiers will be notified by them. At the time of writing, we have not received confirmation that the application has been registered.

All final documents submitted for the application are available on the Commission's website [Chester Terrace Resident/Ratepayers meeting - CEPC](#). Please scroll down to the heading 'Chester Terrace Planning Application December 2022' to view these documents.

The selected approach has a significant impact on a number of the existing trees in the garden which are near the balustrade and wall/foundation. Proposals for protection of retained trees, plus those requiring removal and replanting proposals are outlined in the Arboricultural Impact Assessment plus Landscape and Arboricultural Heritage Report. Throughout the extensive options reviewed at the feasibility stage of the project, no solution has been found that can address the movement of the wall/foundations (which will cause ongoing movement of the balustrade) whilst retaining the trees which are close to the wall/foundation. Details of the options considered as part of the feasibility stage are also available via the link above.

A suggestion has been made that the Commission carry out some temporary work at a limited cost to the balustrade so that the barriers be removed. The consultant structural engineers looked at a historic contractor cost of some repairs and adjusted this for inflation which resulted in a figure of £226,044 + VAT. In addition to that they believe inspections would be required every two months, plus any subsequent repairs. The Commissioners considered the project at their meeting on 8 December 2022 and were of the view that, whilst sympathetic to the impact of the barriers on the terrace and noting the uncertainty of the figure suggested, it did not make sense at this stage to spend a significant sum on such repairs as that would detract from the funds available for a solution which eliminates the causes of the movement of the balustrade and wall/foundation. They will continue to review the project and its progress.

I take the opportunity to wish you all a Happy New Year and am available to discuss any aspect

of the project should you so wish.

Kind regards

Nick Packard

Director (Clerk & Treasurer to Commissioners)

Crown Estate Paving Commission

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