

Application ref: 2022/1769/L
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Marek Wojciechowski Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**38 Chester Terrace
London
NW1 4ND**

Proposal:

Amendments to listed building consent ref 2021/0239/L dated 18.5.21 for various internal and external works to dwelling, namely further alterations to internal refurbishment, pavement vaults, main roof, and rear façade and courtyard.

Drawing Nos: Cover Letter Revision A dated 23/03/2023, P0200, P1100; P1101; P1102; P1102; P1200; P1201; P1202; P0599 REV D; P0600 REV C; P0601 REV B; P0603 REV A; P0605 REV A; P0700 REV C; P0701 REV A; P0702 REV C; P0800 REV A; P0801 REV C; P0802; REV D; P1999 REV D; P2000 REV C; P2001 REV D; P2002 REV B; P2003 REV B; P2005 REV B; P2100 REV B; P2101 REV B; P2102 REV D; P2103 REV D; P2200; REV A; P2201 REV E; P2202 REV F; P1103, P0602, P2290 REV B – Proposed Lower Ground Floor RCP, P2291 REV D – Proposed Upper Ground Floor RCP, P2292 REV D – Proposed First Floor RCP, P2293 REV D – Proposed Second Floor RCP, P2294 REV C – Proposed Third Floor RCP.

Design and Access Statement Revision E by MWA dated 03/03/2022; Photographic room survey by MWA dated December 2020; Door and Window Schedule Revision D by MWA dated 03/03/2023, 11122/1601 rev C2, Geo-Environmental Desk Study and Basement Screening Assessment by Jomas Associates Ltd dated 09/04/2021 and associated Appendices (Part 1, 2, and 3) dated November 2020, Environmental Noise Report for Planning by Cundall dated 01/02/2022, P2590B (underfloor heating), Screening precedents, P6400 (doors), A2540 C1 (mantelpiece), fireplace presentation rev B, A2530 C1 (mantelpiece).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Cover Letter Revision A dated 23/03/2023, P0200, P1100; P1101; P1102; P1102; P1200; P1201; P1202; P0599 REV D; P0600 REV C; P0601 REV B; P0603 REV A; P0605 REV A; P0700 REV C; P0701 REV A; P0702 REV C; P0800 REV A; P0801 REV C; P0802; REV D; P1999 REV D; P2000 REV C; P2001 REV D; P2002 REV B; P2003 REV B; P2005 REV B; P2100 REV B; P2101 REV B; P2102 REV D; P2103 REV D; P2200; REV A; P2201 REV E; P2202 REV F; P1103, P0602, P2290 REV B – Proposed Lower Ground Floor RCP, P2291 REV D – Proposed Upper Ground Floor RCP, P2292 REV D – Proposed First Floor RCP, P2293 REV D – Proposed Second Floor RCP, P2294 REV C – Proposed Third Floor RCP. Design and Access Statement Revision E by MWA dated 03/03/2022; Photographic room survey by MWA dated December 2020; Door and Window Schedule Revision D by MWA dated 03/03/2023, 11122/1601 rev C2, Geo-Environmental Desk Study and Basement Screening Assessment by Jomas Associates Ltd dated 09/04/2021 and associated Appendices (Part 1, 2, and 3) dated November 2020, Environmental Noise Report for Planning by Cundall dated 01/02/2022, P2590B (underfloor heating), Screening precedents, P6400 (doors), A2540 C1 (mantlepiece), fireplace presentation rev B, A2530 C1 (mantelpiece).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Details of secondary glazing at scale 1:10 shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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 The details of new fireplaces and new lower ground floor rear door and privacy screen shall be implemented in accordance with the details as approved on 18.8.22 under ref 2022/1086/L. The details of the underfloor heating and reinstated flooring shall be implemented in accordance with the details as approved on 13.12.22 under ref 2022/0499/L.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent.

The proposed alterations are based on the approved works granted consent under ref 2021/0239/L dated 18 May 2021.

To the exterior, the proposal seeks to marginally increase the depth of excavation of the pavement vaults to the front of the property already approved. This is not deemed to be harmful and does not represent any perceivable change to the character or special interest of the listed building.

To the rear of the building, the replacement window at upper ground floor would be a timber sliding sash to match adjacent windows on neighbouring properties. The air bricks to be added to the rear elevation are considered modest and inconspicuous. They will be black cast iron which is considered an appropriate material. The re-positioned housing of plant and associated amended staircase in the rear courtyard is considered acceptable, as the courtyard is below ground level on Chester Close North and the proposal keeps it in this inconspicuous location. It is noted that the external air conditioning units and associated enclosure have been approved by consent ref 2021/4822/L.

Existing rooflights will be replaced with larger rooflights in similar positions. The previously approved roof terrace and access staircase are now to be removed from the scheme, such that the roof form will not be as significantly modified.

To the interior, there would be alteration of doorway widths and doors, and several doors, previously consented as glazed, will now be reinstated as traditionally detailed hardwood doors. On upper floors, a number of cornices will be moved slightly to facilitate blind boxes in a number of bedrooms and ensuites, and window boxings will be kept. The works will continue with no spotlighting to any principal rooms.

The building's interiors are already altered in places and the changes proposed are considered minor in nature and acceptable. None of the works proposed are considered to harm the significance of the Grade II Listed building.

No objections have been received. The application site's planning history has been taken into account when coming to this decision.

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

Thus the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2021.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

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

Daniel Pope
Chief Planning Officer