

2 Chester Place, London, NW1 4NB

Planning, Heritage, Design and Access Statement

Firstplan Ref: 22177

Date: June 2023

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Appendices

Appendix 1: Letter dated 30.05.23 from JLL acting on behalf of The Crown Estate

Appendix 2: Photographs of the property (June 2023)

Appendix 3: Photographs of the property pre refurbishment (August 2007)

Appendix 4: A history of occupiers of 2 Chester Place from an unknown source

Section 1 Introduction

- 1.1 This planning, heritage, design and access statement has been prepared by Firstplan to support a retrospective application at 2 Chester Place for internal alterations at basement, ground and second floor levels and external alterations to the rear courtyard and a rooflight to the rear closet wing. The works form amendments to an approved scheme of refurbishment and were implemented between 2009 - 2011.
- 1.2 2 Chester Place forms one of a grade I listed terrace of properties comprising Nos.1 - 12. The properties date from 1826 and were designed by John Nash as part of his masterplan for the area. The property is located within the Regent's Park Conservation Area.
- 1.3 Listed building consent was granted in 2007 for a scheme of refurbishment including internal and external alterations (ref: 2007/4277/L). This consent was implemented in 2009 - 2011 but during the course of construction some amendments were made to optimise the layout. This included using the rear room of the second floor as an ensuite, amending the door layout at lower ground floor level, landscaping the rear courtyard and forming a rooflight to the rear closet wing.
- 1.4 The amendments were made during the course of construction of the wider scheme and were closely monitored by Purcell Miller Tritton and approved by the Crown Estate (see letter attached at Appendix 1). However, a revised listed building consent was never obtained. The applicant now wishes to regularise the changes and therefore this retrospective consent is submitted.

Appendix 1

- 1.5 Section 2 provides background information including a site description and the relevant planning history of the site and surroundings. Section 3 provides an assessment of the significance of the listed building. Section 4 provides a schedule of works. Section 5 sets out the policy context. Section 6 assesses the impact of the works. Section 7 provides a Design and Access Statement. Section 8 presents the conclusions.

Section 2 Background Information

a) Site Description

- 2.1 The site is located on Chester Place which is situated to the east of Regent's Park. It forms part of a row of 12 houses which have a symmetrical composition.
- 2.2 The properties are four storeys above ground plus a basement (five storeys in total). The front elevation is constructed of stucco render with a rusticated ground floor on the façade. On the front elevation the top storey of No.2 is within a mansard behind a bottle balustrade, but the central and end properties on the terrace have a more prominent stuccoed third floor.
- 2.3 The terrace backs on to Albany Street, a busy road which runs from north to south, from Camden to Great Portland Street Station. On the Albany Street elevation the properties have ground floor outriggers and courtyards, enclosed by a boundary wall which has a series of black painted doors and small windows. The upper floors comprise a flat stock brick elevation up to third floor level with sash windows.
- 2.4 The official listing description for the group comprising Nos.1 - 12 is as follows:

"Terrace of 12 houses. c1826. By John Nash. Stucco with rusticated ground floor. Slated mansard roofs with dormers and massive slab chimney-stacks. Symmetrical terrace of 3 storeys, attics and basements; centre and ends with additional attic storey. Nos 6, 7 & 12 with prostyle stucco porticoes, otherwise plain recessed doorways with panelled doors, some partly glazed. Pilasters rise through 1st and 2nd floors to carry continuous entablature at 3rd floor level. Recessed sashes; ground floor mostly with margin glazing, 1st floor tripartite with continuous cast-iron balcony, 2nd floor architraved. Above those with attic storey, a cornice and blocking course; those with 3 storeys mostly retaining balustraded parapet. At south end, to former Chester Terrace Mews, attached stucco Greek Doric portico with fluted three-quarter columns carrying entablature and pediment. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. Nos 1 & 2 and 4-12 (consec) were listed on 14/05/74. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 119).

2.5 Photographs of the property are provided at Appendix 2.

Appendix 2

b) Planning History

i) The Site

2.6 Planning permission and listed building consent were granted in 2012 for external alterations associated with the installation of door within front lightwell at basement level and installation of asphalt slab at ground floor within front lightwell in connection with existing dwelling house (Class C3) (refs: 2012/2090/P and 2012/2093/L). This consent was not implemented.

2.7 Listed building consent was granted in 2007 for internal and external alterations, including the creation of glazed terrace deck at ground floor rear, replacement of the existing window at rear ground with doors, replacement of existing rear window at basement level with a double door opening and new internal partitions in connection with the refurbishment of the dwelling house (ref: 2007/4277/L). This consent was implemented between 2009 – 2011 but some amendments were made during the works. Photographs prior to the implementation of this consent are attached at Appendix 3.

Appendix 3

2.8 An application for Installation of a glazed roof over rear yard area fronting Albany Street was refused in 1999 (refs: PS9904156 and PS990415&).

2.9 An application for internal alterations at second floor level was approved in 1988 (ref: 8870304).

2.10 Works of rehabilitation and restoration were granted in 1983 (ref: HB3389). Following this further details were submitted including doors at ground and first floor level (8470208), reinstatement of front crowing balustrade and reinstatement of front door.

ii) The Surrounding Area

2.11 Several relevant applications nearby to the site are outlined below:

No.3 Chester Place

- 2.12 Planning and listed building consent were granted in September 2008 for infill at basement level, glazed ground floor, replacing windows for doors and basement and ground floor level and associated refurbishment works (refs. 2008/1783/P and 2008/1911/L).

No.5 Chester Place

- 2.13 Listed building consent was granted in November 2005 for an infill at basement level with timber decked ground floor, replacing windows for doors and basement and ground floor level and associated refurbishment works (ref. 2005/3853/L).
- 2.14 Underpinning works to rear at lower ground floor level in connection with the installation of a wet room were granted in 2014 (ref: 14/6989/L)
- 2.15 Relocation of existing vault opening and installation of new metal gate within front lower ground lightwell, formation of an opening within decked patio at rear ground level, plus internal alterations ground and first floor level were also granted in 2014 (refs: 2014/2954/L and 2014/2334/P)

No.8 Chester Place

- 2.16 Listed building consent was granted in 2014 for restoration and refurbishment, including removal of partitions, the widening of a double door opening, rehousing of heating system, replacement of electrical wiring, repair of walls and ceilings, and external redecoration (ref: 2014/6740/L)

No.10 Chester Place

- 2.17 External and internal works including refurbishment of doors (including basement vaults) and all windows, reinstatement of bottle balustrade on the front parapet at third floor level, installation of new rain and soil water pipes, reinstatement of natural Welsh slate roof tiles, 1 x satellite dish and boiler flue on rear roof slope and associated internal alterations all in association with the single family dwelling (C3 use class) were granted in 2017 (refs: 2017/4608/P and 2017/5224/L). This proposal included modifying the second floor rear ensuite and making changes to the lower ground floor layout.

Section 3 Assessment of Significance

- 3.1 In assessing the values which are embodied within the identified heritage assets, regard has been had to the heritage values as defined in Historic England's Conservation Principles (2008) together with guidance within the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).
- 3.2 The designated heritage assets relevant to this application are the Regent's Park Conservation Area and the Grade I listed terrace.
- 3.3 National Planning Policy Guidance (NPPG) sets out that there are three principal heritage values which may be taken into account when assessing the nature of significance. In summary these comprise:
1. Archaeological interest: Is there archaeological interest worthy of expert investigation?
 2. Architectural and artistic interest: Is there interest in the design and general aesthetics of a place? This can either be from conscious design or from how a heritage asset has evolved.
 3. Historic interest – An interest in past lives and events. This can provide a record of the nation's history and can also provide meaning for communities
- 3.4 Section 16 of the NPPF is concerned with conserving and enhancing the historic environment. It is noted within Paragraph 194 that when describing the significance of a heritage asset the level of detail should be proportionate to the assets' importance and no more that is sufficient to understand the potential impact of the proposal on the significance. It goes on to require that when determining an application affecting a heritage asset the planning authority should take into consideration the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- a) **Regent's Park Conservation Area**
- 3.5 The Regent's Park Conservation Area Appraisal and Management Strategy (2011) confirms that the conservation area is of National and international significance. The Management Strategy provides a useful summary as follows:

“The Regent’s Park Conservation Area covers the eastern segment of John Nash’s early 19th century Regent’s Park development. It is a small part of a greater scheme that extends to the west into the City of Westminster, and comprises a unique planned composition of landscape and buildings, at once classical and picturesque.

The significance of the Regent’s Park area is of national and international importance. The comprehensive masterplanning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London. The integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here.

On approaching the conservation area from the Park the terraces emerge over the trees; here is the city in the country. On approaching from the south Regent’s Park is the culmination of Regent’s Street, Portland Place and the wineglass shape of Park Square; here is the country in the city.”

- 3.6 The Regents Park Conservation Area Appraisal defines five character zones. Chester Place is located within Zone 1 ‘The Regent’s Park and Terraces fronting the park, and their mews’. This character area is at the transition of park and terrace. There is a uniformity in the finish to the terraces resulting from control of the paint specification by the Crown Estate along with many other details.
- 3.7 The Appraisal also provides information on the history of the area. It explains that work on the construction of Regent’s Park began in 1811 with excavations for the lake and ground modelling. Nash’s design originally centred on a number of villas set in parkland but the design was modified overtime and only eight of the originally envisaged 40 villas were built within the park. In the 19th and early 20th centuries there was public pressure for the space to be accessible. At present Regent’s Park is a public park managed by the Royal Parks Authority and is listed Grade I on the Register for Parks and Gardens of Special Historic Interest.

b) Chester Place

- 3.8 Chester Place was constructed a terrace of 12 town houses in c1825. It formed a secondary element of John Nash’s masterplan for Regent’s Park and surrounding streets comprising stucco terraces. Chester

Place comprised a subordinate development, located behind grander houses at Chester Terrace and is a less formal space, enclosed by classical elevations.

- 3.9 Chester Place has significance as part of the masterplan and the terrace is therefore afforded Grade I status.
- 3.10 As noted in the Conservation Area Appraisal, the rear elevations of the Chester Place houses offer important evidence of the original form of the rear elevations of middle grade formal terraces.

b) 2 Chester Place

- 3.11 2 Chester Place is a single dwelling house of four storeys over basement. The front elevation is constructed of stucco render with a rusticated ground floor on the façade and London stock brick on the rear elevation. It forms part of a symmetrical terrace of 12 houses and remains largely intact from the front façade.
- 3.12 The special interest in this property is from it forming part of a group of properties with primary frontage to Chester Place.
- 3.13 The rear of the property is also of significance, being visible from Albany Street and typical of its period. However, at basement level it has been modified with the infilling of the original courtyard.
- 3.14 The application property has the typical floor plan for a town house of this date, with two rooms per floor and a staircase adjacent to the rear room. There have been some modifications over time including the infilling of the rear courtyard at basement level and the subdivision of the front room at second floor level.
- 3.15 The property was historically in use as a single dwelling and has been occupied by a number of owners including the architect, James Lansdown, barristers and businessmen. A history of those who have occupied the house is provided at Appendix 4. This is from an unknown source in the 1990s and came with the house.

Appendix 4

- 3.16 The 2012 planning officer's report from application 2012/2090/P and 2012/2093/L states:

The Nash terraces around Regents Park were substantially rebuilt post-war, behind retained and restored facades. Their principal special interest lies in their external elevations, as they contribute to Nash's architectural set piece around the Park

- 3.17 No evidence has been found that the property has been rebuilt. Indeed, the London County Council Bomb Damage Map of 1939-45 indicates the condition of Chester Terrace by the colour yellow which denotes 'blast damage; minor in nature'. Chester Terrace suffered more considerable damage, marked in purple ('damaged beyond repair') pink (seriously damaged; repairable at a cost), and orange (general blast damage; not structural).
- 3.18 The property is therefore assumed not to be rebuilt. The decorative hallway cornicing and panelling to the stairs are likely to be original features. However, the property has been refurbished over time and much of the rest of the internal decoration is modern but it has been reproduced in a Regency style.

Section 4 Schedule of Works

4.1 This section provides a list of the proposed works. The works are comprehensively shown on the Sacks Maguire plans.

a) **Rear Courtyard - External**

- Infilling of rear doorway from pantry
- Boarding over of street door on courtyard side
- Installation of mirror panelling and trellising
- Building up of levels to courtyard to create flat surface (omission of steps)
- Installation of garden furniture including chimney surround
- Approved glazed rear doors amended to open outwards

b) **Rear Closet Wing - External**

- Installation of rooflight above WC

c) **Lower Ground Floor - Internal**

- Installation of partition with door in hallway
- Creation of double door opening between front and rear rooms with sliding doors behind created pocket
- Relocation of doorway to rear room
- Fitted joinery below front window of front room
- Lining of front room party wall to conceal alcoves and chimney breast
- Installation of bathroom to rear in location of approved shower room/utility
- Use of vault as utility room

d) **Ground Floor- Internal**

- Door to pantry formed of fitted joinery and repositioned
- Kitchen layout revised
- Hall lobby doors replaced with decorative design

e) Second Floor – Internal

- Master ensuite repositioned to rear room and partitions formed to create shower/WC and dressing cubicles
- Front small room repurposed as dressing room with fitted joinery
- Door to master bedroom repositioned

Section 5 Planning Policy Background

5.1 The following planning policy and guidance documents are of relevance of the application proposals:

- National Planning Policy Framework (2021)
- National Planning Practice Guidance (Online Planning Resource)
- London Plan (2021)
- Camden Local Plan (2017)
- The Camden Planning Guidance: Design (2021)

a) **National Planning Policy Framework (NPPF) (2021)**

5.2 The NPPF provides overarching planning policy guidance for development across England. **Paragraph 10** sets out that at the heart of the framework is a “*presumption in favour of sustainable development*”. **Paragraph 11** of the NPPF notes that for decision-taking sustainable development means approving development proposals that accord with an up-to date development plan without delay.

5.3 **Paragraph 38** sets out that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. It states that decision-makers at every level should seek to approve applications for sustainable development where possible.

5.4 **Paragraph 197** sets out that when determining applications affecting heritage assets, they should take account of:

“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.”

5.5 **Paragraph 199** outlines that when considering the impact of a proposed development on the significance of designated heritage, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

b) The London Plan (2021)

5.6 **Policy HC1** "*Heritage Conservation and Growth*" details that development proposals which affect heritage assets, and their wider sections, should conserve significance by being sympathetic to the assets' significance and appreciation with their surroundings. Development proposals should seek to avoid any negligible impact and identify enhancement opportunities by integrating heritage considerations at an early stage within the design process.

c) Camden Local Plan (2017)

5.7 **Policy D1** seeks to secure high quality design in new development that respects local character whilst preserving or enhancing the historic environment and heritage assets. Support is given for development that is sustainable in design and construction including resource management, comprises high quality materials that complement local character, incorporates high quality landscape design and outdoor amenity space and provides a high standard of accommodation.

5.8 **Policy D2** requires development proposals to preserve and where appropriate enhance heritage assets and their settings including conservation areas and listed buildings. The council will resist development that includes loss of or harm to a heritage asset. Trees and garden spaces which contribute to the character, appearance and setting of the conservation area will also be preserved.

Section 6 Impact of the Proposals

- 6.1 The application proposals seek retrospective consent for internal alterations at basement, ground and second floor levels, external alterations to the rear courtyard and a rooflight to the rear closet wing.
- 6.2 They comprise additional works following a previous approval, which has been implemented and represent changes made during the construction process. These works were approved by The Crown Estate (see Appendix 1) but an amended listed building consent was not sought at the time.

a) Rear Courtyard – External

- 6.3 As shown by some of the existing properties along the terrace, on the previously existing plans and photographs from 2007 (Appendix 3), the courtyard was originally at basement level. It would have had a metal staircase leading from close to a door in the basement of the closet wing up to the door in the rear wall of Albany Street.
- 6.4 The basement level was then covered over partially by a solid construction and partially with a glazed pitched roof. Then in 2007 subsequently this was approved to be a more solid extension with a rooflight at ground floor level. The original approved design included two steps allowing for the door to Albany Street to be retained. However, during the works it was decided that a level courtyard would create a higher quality amenity space. The door to Albany Terrace was covered over but was retained in situ and is visible from Albany Street. As shown from the basement photograph 21 of Appendix 2 the floor has been thickened to level this but could be restored at a later date as the step is retained below. Given that this is not an original arrangement and that the door is retained and visible from the street the change is not harmful to the listed building or consideration area.
- 6.5 The ground floor door to the closet wing was also infilled. This was not an original feature and causes no harm to the significance of the listed building.
- 6.6 The mirror panelling is not in keeping with the character of the property but it is simply decorative and reversible. The fire surround is a freestanding item of furniture, albeit secured to the rear wall. Whilst not in keeping with the traditional style it is clearly modern and does not detract from the significance of the heritage assets.

- 6.7 The glazed doors were approved as part of the 2007 scheme and are of the approved glazing bar design. However, in order to protect the building from inclement weather the doors were installed to open outwards. As these are not an original feature, with the courtyard originally at basement level, the opening mechanism is not considered harmful to the listed building. The doors are not visible from the wider conservation area.

b) Rear Closet Wing - External

- 6.8 The rear closet wing is surrounded by trellis. Trellis was present before 2007 and is also present on several other of the properties in the terrace as shown in Appendices 2 and 3. A rooflight has been installed behind this trellis. This has a modern design but it well screened.

c) Lower Ground Floor - Internal

- 6.9 At lower ground floor level a bathroom has been installed to rear in location of approved shower room/utility. Given that the approved layout included plumbing in this room there is no harm caused by this change.
- 6.10 A front vault is now used as the utility room. This use was shown on the approved plans of 2012/2090/P and 2012/2093/L, although not explicitly detailed in the application. The vault has been lined with a membrane so that the original brickwork remains in tact behind.
- 6.11 To the front room there is fitted joinery below the front window which respects the window detailing. The chimney breast has also been boarded over. There was no original fireplace in this location and the chimney breast remains intact behind the partition, this is therefore a reversible change.
- 6.12 A double door between the front and rear rooms has been created. This is a double door width and retains a significant downstand. Whilst the doors are pocket doors, they are not built into the original walls, instead they are attached to the rear room with a new partition installed to the rear room to create a pocket. This has minimised the loss of the historic fabric. The doors have a simple panelled design, which complements the low key nature of the lower ground floor.
- 6.13 The doorway to the rear room has been relocated. The doors themselves were approved to be replaced as part of the 2007 consent (as shown on the approved demolition plans). The relocated door has a traditional architrave to match the other door at this level. The plan form of the lower ground floor level has approved to be altered in the past including the enclosing of the basement courtyard, this further change of door position still retains the proportions of the rear room.

6.14 A partition has been installed to the hallway. There is likely to have been a partition to this hallway anyway, albeit not so close to the stairs. The door has a traditional design and given the overall changes to this level the new partition is not considered to cause harm to the wider significance of the listed building.

d) Ground Floor- Internal

6.15 At ground floor level a door to pantry has been formed of fitted joinery and repositioned. However, the downstand to the original doorway has been retained. The ground floor of the rear closet wing has been much altered with the introduction of the WC. The new door is a piece of full height joinery as shown in Photographs 7 and 8 of Appendix 2. Given this the change is considered to cause no harm.

6.16 Additionally the kitchen layout has been revised including an enlarged hob, relocated sink, and deeper units with a pull out larger behind. However, the general layout is comparable with cupboards along the two side walls and a central island. This revised configuration is therefore not considered to cause any harm.

6.17 The previously approved plans noted that the hall lobby doors would be relocated. These were not original as shown in photograph 1 of Appendix 3. The revised plan labels 'purpose made gates' these were made by a family friend artist and have a decorative metal design. Whilst not traditional to the age of the property they are very legible as an art installation and have not caused any harm to the historic fabric, given that a revised location was previously approved.

e) Second Floor – Internal

6.1~~86~~ The rear room at second floor level has been converted to an ensuite with a dressing room and shower/ WC. Prior to the works in 2007 it had two large cupboards as shown on the previously existing plans. Whilst the room is now further subdivided the cornice has been preserved behind, the window is not impinged on and it is positive that the plumbing is contained to the rear.

6.1~~97~~ The small room has been repurposed as a dressing room. This room is not original and there is no harm.

6.2~~018~~ The door to the master bedroom has been repositioned to square off the room. Given the changes which have taken place to this second floor this is not considered harmful in the context.

f) Further Thoughts

- 6.219 This application relates to amendments which took place during the implementation of the 2007 consent. The 2007 consent made significant improvements to the property, repairing and restoring original detailing including panelling to the hallway, beneath the stairs and to the top floors, reinstating more traditional fireplaces and upgrading the quality of the spaces. The benefits of this scheme should be taken into account.
- 6.220 Furthermore, the works were approved by the Crown Estate and monitored closely by Purcell Miller Tritton. This ensured a high standard of finish in keeping with the character of the property.

Section 7 Design and Access Statement

a) Use

7.1 The property is in use as a single dwelling (C3). No change of use is proposed.

b) Scale and Amount

7.2 The application does not alter the scale or amount of accommodation.

c) Layout

7.3 The proposals enhance the layout of the house by modifying some door positions at lower ground floor level, to the rear ground floor pantry and master bedroom. These changes are small scale and retain the proportions of the original rooms.

e) Appearance

7.4 The appearance of the property was significantly enhanced during the 2009 – 2011 works.

f) Landscape

7.5 The rear courtyard has been landscaped to create a useable outside space which benefits the occupiers of the house.

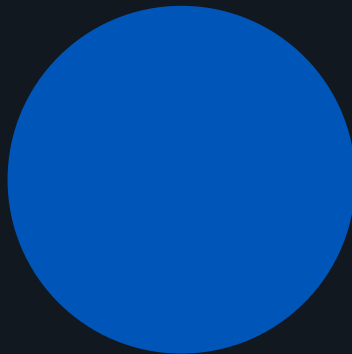
g) Access

7.6 The main entrance to the property is at ground floor level. No change to this access is proposed in the application. The rear door to Albany Street has been covered up on the courtyard side but is retained in situ.

7.7 The site is well-served by public transport and is a 5 minute walk from Great Portland Street Underground Station. The closest bus stops are located on Albany Street.

Section 8 Conclusions

- 8.1 The application seeks planning permission and listed building consent from the London Borough of Camden for retrospective consent for internal alterations at basement, ground and second floor levels and external alterations to the rear courtyard and a rooflight to the rear closet wing.
- 8.2 The application follows a previously approved scheme of refurbishment (2007/4277/L) which was undertaken in 2009 – 2011. Modifications were made during the course of construction and the changes were agreed by The Crown Estate. However, no listed building consent was sought. This retrospective application therefore now seeks to regularise the position.
- 8.3 The additional works are not considered to have a harmful impact on the significance of the building or the surrounding conservation area. They have been sensitively detailed and respect the overall original plan form.
- 8.4 Overall, the proposals are consistent with all the relevant planning policies and guidance at local and regional level. The application should therefore be considered acceptable by the Council and we respectfully request that consent is granted without delay.



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Appendix 1

30 May 2023



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Dear Madam

**The Crown Estate – Regent's Park
2 Chester Place, London NW1**

We write on behalf of The Crown Estate.

We refer to the lease dated 15 February 2002 between The Crown Estate Commissioners and Neil Ashley. You are the current leaseholder.

A Licence for Alterations was granted on 29th May 2009 between Her Majesty the Queen (1), The Crown Estate Commissioners (2) and Janie Schaffer (3).

These works were monitored by The Crown Estate's then appointed Conservation Architects, Purcell Miller Tritton (PMT). We are in receipt of a letter from PMT dated 1 February 2011 which confirmed:

- the works had been completed to a satisfactory standard
- the 'as built' drawing is 449/004/G and dated 5/1/2011
- the scheme conformed to the drawings approved in the Licence to Alter and subsequent modified in detail as agreed

Our files show the works were officially signed off by Cluttons, who were the appointed managing agents at that time for The Crown Estate, on 31 January 2011.

Yours faithfully

A handwritten signature in blue ink, consisting of the letters 'JLL' in a stylized, cursive font.

**JLL
Acting on behalf of The Crown Estate**

Appendix 2

Photographs of Site – June 2023

Photograph 1: Front Elevation



Photograph 2: Street View



Photograph 3: Rear Elevation



Photograph 4: Ground floor kitchen



Photograph 5: Ground floor kitchen



Photograph 6: Ground floor kitchen doors



Photograph 7: Ground floor kitchen joinery door to pantry (open)



Photograph 8: Ground floor kitchen joinery door to pantry (closed)



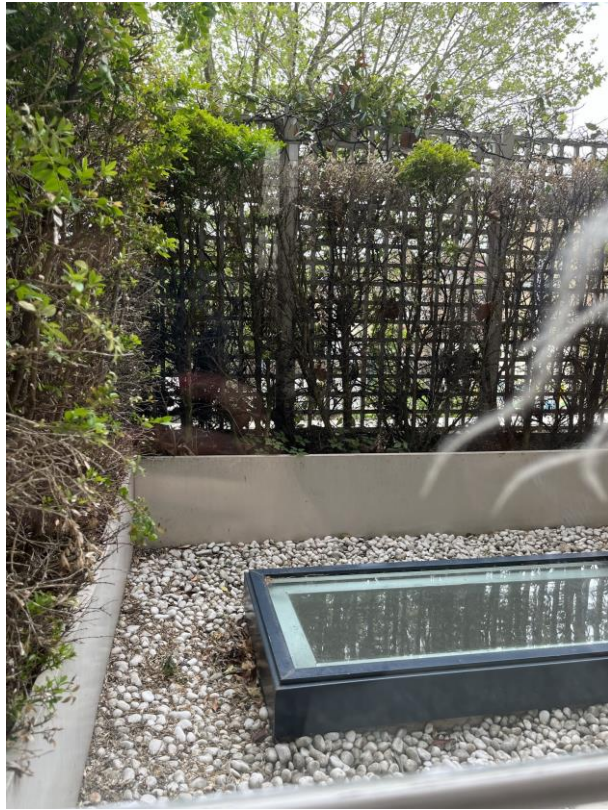
Photograph 9: View from pantry towards kitchen



Photograph 10: Rooflight in ground floor WC



Photograph 11: Rooflight to ground floor WC



Photograph 12: Rear courtyard



Photograph 13: Rear Courtyard



Photograph 14: Ground floor hall way with cornice detailing



Photograph 15: Stairs to basement with restored panelling



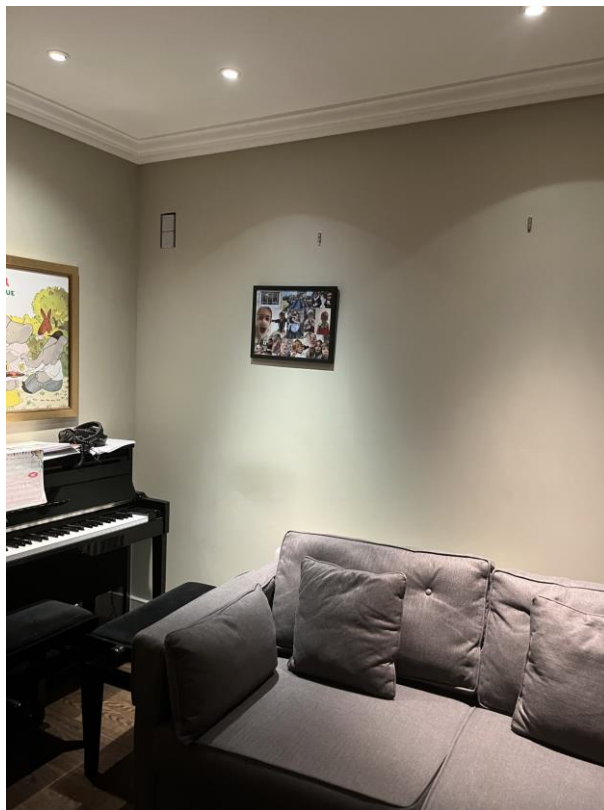
Photograph 16: New hall door and partition to basement



Photograph 17: New door to basement rear room



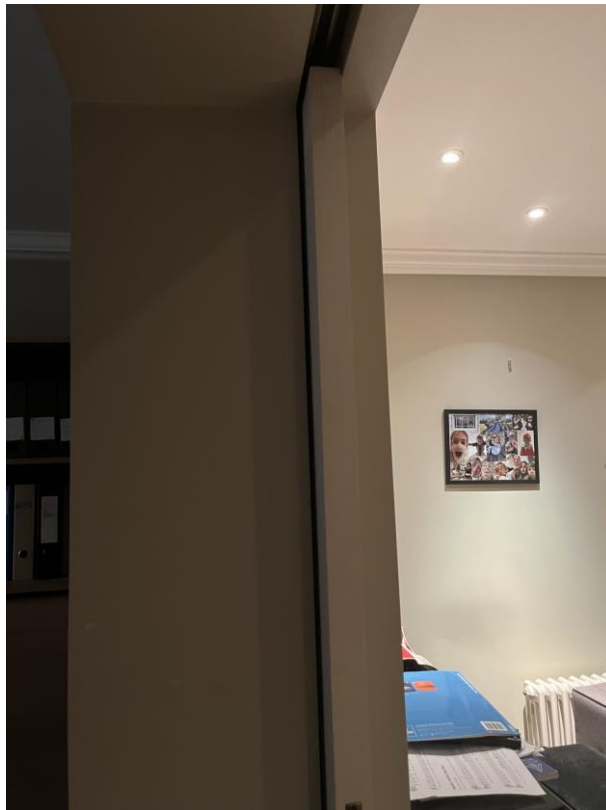
Photograph 18: Previous door position to basement rear room



Photograph 19: New sliding doors at basement level



Photograph 20: Sliding door opening with new 'pockets' built on rear room side



Photograph 21: Basement infill extension showing level changes where previous steps were



Photograph 22: Basement WC



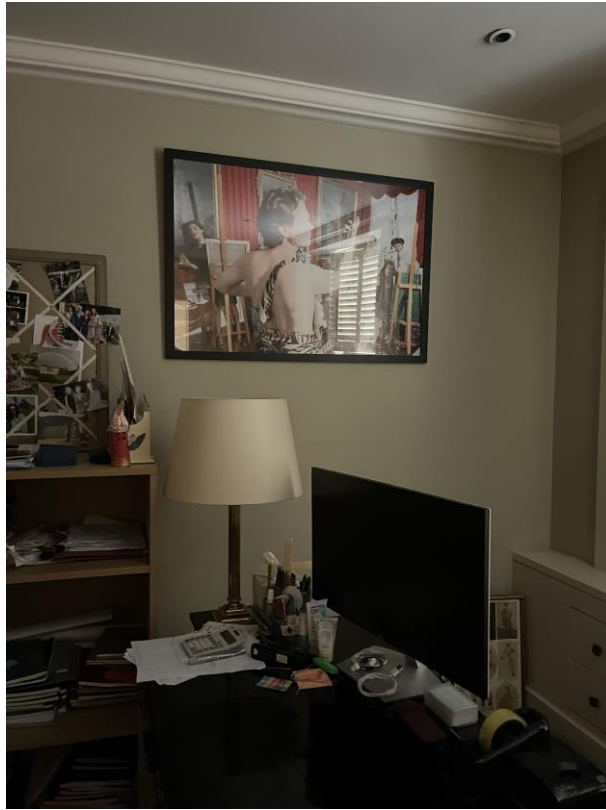
Photograph 23: Basement vaults which has had a membrane installed and have been lined below



Photograph 24: Basement vaults which has had a membrane installed and have been lined below



Photograph 25: Basement front room



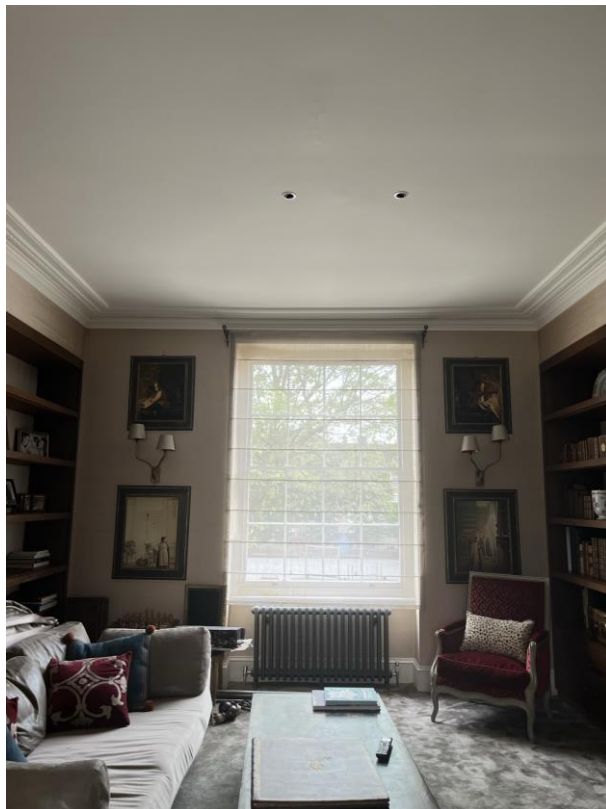
Photograph 26: Basement front room with fitted joinery



Photograph 27: Retained door to first floor



Photograph 28: First floor living room



Photograph 29: First floor living room



Photograph 30: Second floor rear room with dressing



Photograph 31: Second floor rear room ensuite



Photograph 32: Second floor master bedroom



Photograph 33: Opening between front and rear rooms at second floor level



Photograph 34: Second floor door opening with new 'pockets' built to rear room



Photograph 35: Second floor dressing room



Photograph 36: Staircase with panelling to upper floors



Photograph 37: Bedroom at third floor level



Appendix 3

Photographs from August 2007

Photograph 1: Ground Floor Hallway



Photograph 2: Basement Hallway



Photograph 3: Basement rooflight and window which was approved to be an opening



Photograph 4: Basement rooflight



Photograph 5: Previous door to basement



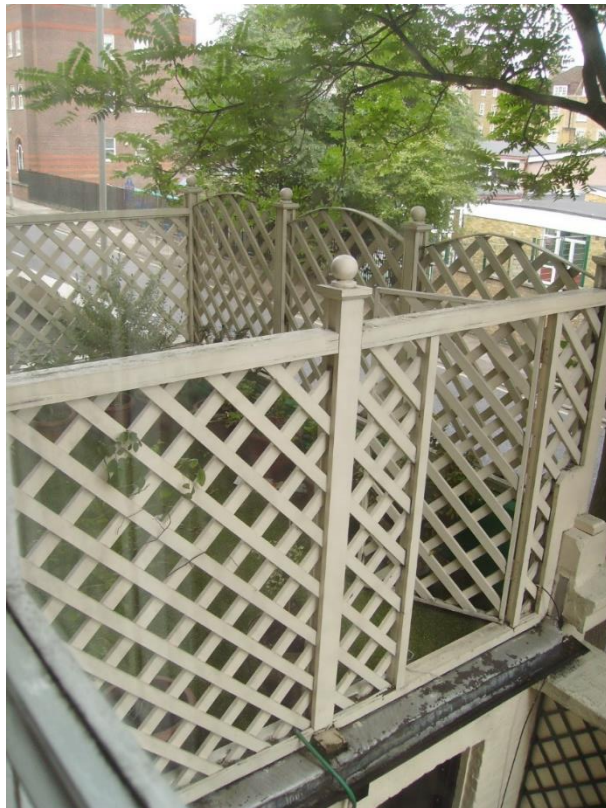
Photograph 6: Hallway showing outrigger from window



Photograph 7: Previous courtyard



Photograph 8: Trellis to outrigger



Photograph 9: Master bedroom



Photograph 10: Master bedroom



Appendix 4

No.2 Chester Place

CHESTER PLACE takes its name from one of the subsidiary titles of George IV, Earl of Chester. The first occupant of No. 2 here by 1831, was James Lansdown. His presence is perhaps the best earnest that the house is well designed, because Lansdown was not only its first occupant but its architect, also. According to Colvin's Dictionary of British Architects, James Lansdown (1796 - 1840) entered the Royal Academy Schools in 1817 at the age of twenty-one and exhibited at the Academy between 1817 and 1828. In addition to Chester Place, he seems also to have been concerned in the building of Chester Terrace as in 1828 he exhibited drawings of it and of 'Stratherne Villa, now erecting on the east side of Regent's Park.

James Lansdown sold No. 2 Chester Place to Edward Smith Esquire, a gentleman of independent means. About 1849 it passed to Henry Pelley Hinde, barrister-at-law, who commuted each working day by private carriage between Chester Place and his chambers on Hall Staircase of the Temple, the lawyers' enclave situated between the Strand and the Thames Embankment. Henry Pelley Hinde, the first of several legal men associated with this property, specialised in cases before the Court of Chancery, the most protracted of the three divisions of the High Court of Justice. Cases here took so long to resolve that the phrase 'to get a man's head into Chancery' became a popular Victorian saying and meant that once a person was so situated the lawyers 'might pummel him as much and as long as they choose'. Dickens alluded to the exhausting nature of Chancery proceedings in Bleak House, citing the case of Jarndyce and Jarndyce, based on a true dispute which lasted eighty years. If Henry Pelley Hinde was able to protract his dealings for even one tenth this time he almost certainly died a rich man.

Records for 1861 show No. 2 Chester Place in the occupation of William Collins, occupation unknown, whose widow was still residing here in 1862. The dwelling next passed to two spinster sisters named Maples. The Misses Maples sold it in 1866 to Georgiana Tremlett, the widow of George Gregory Tremlett, late a partner in the firm of Du Pasquier and Tremlett, solicitors, of No. 28 Charles Street, St James's. Mrs Tremlett's son, the barrister, Thomas Daniel Tremlett then resided at No. 7 Chester Place and may have chosen No. 2 for his mother so that he might keep a final eye on her during her widowhood.

From the widow Tremlett, No. 2 Chester Place passed to the barrister, Charles Robinson of No. 1 New Square, Lincoln's Inn. By 1888 - the year Jack the Ripper was stalking the fog-bound streets of Whitechapel to the east - it had been purchased by the prosperous patent agent, Edgar Stuart Holland. Holland's was a relatively new calling. Until the mid-19th century the patent system was directed by lawyers who advised the Crown. With the technological developments of the Industrial Revolution, the system became overburdened and there was considerable pressure from industrialists for reform, leading to the Patent Law Amendment Act of 1852 - and the genesis of patent agents such as Edgar Stuart Holland.

The Post Office directories for 1896 show No. 2 Chester Place occupied by the wonderfully-named Theophilus Caldwell Sandeman, a partner in the family business of George Sandeman & Co, wine merchants to H.M. Queen Victoria. The business had been founded by Theophilus Sandeman's great-great grandfather, George Sandeman, who is remembered for shipping the first true vintage port and for being the last man to go on the floor of the Royal Exchange in breeches and top boots. In 1913 the House of Sandeman was granted a Royal Warrant by Edward VII and warrants have been granted by every monarch since. Sandeman is one of the few wine merchants which doesn't sell directly to the public.

By the end of the Edwardian era in 1910, No. 2 Chester Place had become the home of George Michael Keane, the second son of Sir Richard Keane, fourth baronet, and a commander in H.M. Royal Navy. Born in 1875, Keane was thus about 34 years of age when he came to No. 2, which he shared with his wife, Violet, who was herself the daughter of a naval commander. Keane lost his life in action during the first World War. He was replaced at No. 2 Chester Place by James Edward Catty, a director of companies, who was in turn replaced in 1919 by Mrs Dora Estella Knatchbull, the daughter of Augustus Bright of Sheffield and the widow of Wyndham Knatchbull, late a captain in the 3rd Dragoon Guards, who had been killed in the Boer War in 1900. Mrs Knatchbull, who was Lady of the Manor of Babington, Somerset, and a magistrate for that county, sold No. 2 circa 1923 to the solicitor, John Gordon Archibald [1885-1970] the son of the Hon. John Sprott Archibald late Chief Justice of the Superior Court at Montreal. By birth a Canadian and educated at McGill University, Montreal, then at New College, Oxford as a Rhodes Scholar. Archibald was originally a barrister, being called to bar of the Inner Temple in 1910. He served in the first World War with the Ministry of Blockade and the Ministry of Shipping, 1914 - 1918. He was admitted a solicitor in 1921. A lecturer in Private International Law at Oxford University, he sat on a wide number of government legal committees.

In 1937 John Gordon Archibald disposed of his interest in No. 2 Chester place to his friend, the Hon. David Langhorne Astor [b.1912] the son of Nancy Astor - the first woman to take her seat in parliament - by Waldorf Astor, 2nd Viscount Astor, Member of Parliament for Plymouth, both of whom were frequent visitors to the house in Chester Place. David Astor, who followed no occupation, preferring to live on inherited wealth, remained at No. 2 Chester Place until the house was sold post-war to a Mrs McGinnis. Records for 1963 show it in the occupation of Norman J. Devereux of whom nothing is known other than that he in turn sold it circa 1966 to the consultant surgeon, John Desmond Cronin [1916-1986]. Cronin was a specialist in orthopaedic surgery. He was also a committed socialist and sat in parliament in the Labour interest for Loughborough from 1955 to 1979. An Opposition Whip, he was also Front Bench spokesman on aviation 1961-64. His recreations as listed in Who's Who were rather in advance of their time - aerobics, walking and cookery. A director of Racal Electronics, Cronin contributed numerous articles to the British Medical Journal, the Proceedings of the Royal Society of Medicine as well as to the national press. He left Chester Place circa 1976 for No. 14 Wimpole Street, where he died 3 January 1986 in his seventieth year. He was replaced at No. 2 by the restaurateur and night-club owner Mike Loveday who in turn sold in 1987 to Graham Malcolm Frankel. At the time of writing, in May 1997, Graham Frankel still occupies the property. As such he is the latest in a long line of owners and occupiers of this distinguished old house spanning almost 170 years, from the day circa 1831 when James Lansdown, the architect who built it, first turned the key in the door.