

Application ref: 2022/5662/P  
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Date: 24 July 2023

**Development Management**  
Regeneration and Planning  
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Dougal Sadler  
72 Stanley Gardens  
London  
W3 7SZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**7 Chester Place  
London  
NW1 4NB**

Proposal:

Like-for-like repair and restoration of the existing timber sash windows, and repair works slate roof, access hatch and lead box gutters.

Drawing Nos: 21-004-A001; 21-004-A010; 21-004-A099; 21-004-A100; 21-004-A101; 21-004-A102; 21-004-A103; 21-004-A104; 21-004-A120; 21-004-A121; 21-004-A130; 21-004-A199/A; 21-004-A200/A; 21-004-A201/A; 21-004-A202/A; 21-004-A203/A; 21-004-A204; 21-004-A400/A; 21-004-A401/A; 21-004-A500/A; 21-004-A599; 21-004-A600; 21-004-A601; 21-004-A602; 21-004-A603; 21-004-A620; 21-004-A621/A; Roof Survey (Photos taken 21 November 2020) x16 pages; Existing Window Report dated Nov 2022 (x17 pages); 7CP: Roof Tile Samples dated June 2023 (x2 pages); Design and Access Statement & Heritage Impact Assessment (Revised) x27 pages received on 23rd May 2023.

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

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: 21-004-A001; 21-004-A010; 21-004-A099; 21-004-A100; 21-004-A101; 21-004-A102; 21-004-A103; 21-004-A104; 21-004-A120; 21-004-A121; 21-004-A130; 21-004-A199/A; 21-004-A200/A; 21-004-A201/A; 21-004-A202/A; 21-004-A203/A; 21-004-A204; 21-004-A400/A; 21-004-A401/A; 21-004-A500/A; 21-004-A599; 21-004-A600; 21-004-A601; 21-004-A602; 21-004-A603; 21-004-A620; 21-004-A621/A; Roof Survey (Photos taken 21 November 2020) x16 pages; Existing Window Report dated Nov 2022 (x17 pages); 7CP: Roof Tile Samples dated June 2023 (x2 pages); Design and Access Statement & Heritage Impact Assessment (Revised) x27 pages received on 23rd May 2023.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission (Planning)

The application building is a mid-terrace property that forms part of the grade I Listed Numbers 1-12 and Attached Railings, Chester Place on the National Heritage List for England (No. 1242936) and is also located in the Regents Park Conservation Area.

The three-storey property with basement is located centrally in a terrace of 12 townhouses that were constructed c.1826 by John Nash. It has stucco façade with rusticated ground floor and prostyle stucco portico entrance. It has multi-paned (3-over-4 and 3-over-3) timber sash windows, and a tripartite unit at first floor level with a continuous cast-iron balcony.

The significance of this designated heritage asset is derived from its architectural treatment, internal planform, and surviving historic fabric and features. It forms part of Nash's wider master planned urban landscape on the eastern edge of Regents Park forming part of the group of uniform palace-style Grade I Listed terraces.

The proposed works consist of like-for-like repair and restoration of the existing timber sash windows, and repair works slate roof, access hatch and lead box gutters.

The proposal has been amended during the course of the application to omit parts of the scheme in order to better preserve the special interest of the grade I Listed Building. This includes the full retention of all the existing windows with a revised scheme of isolated repairs and maintenance, where the original proposal was for replacement of all of the joinery.

Where individual timber members and sections of the existing window joinery are compromised, they will be mended in isolation. This is considered a notable heritage benefit of the scheme that will enhance the Grade I Listed Building, ensuring the retention and longevity of significant historic fabric that contributes to the significance of the place. All of the internal shutters, window boxing and architraves will be retained.

Repairs to the roof will use new slates with the same geological type (natural Penryhn Welsh) and size (300x500mm). Where the existing slates are in good condition, they will be salvaged and reused. If there is a sufficient number of salvageable slates only some patching-in of replacements will be required. Alternatively, if there is a lower rate of recovery, the salvaged slates will be consolidated on a single roof slope, with new slate required to re-cover the remaining slope.

The proposed repair works will maintain the significance of the Grade I Listed heritage asset ensuring the longevity of historic fabric, uniformity of the terrace, and preserve the character and appearance of the Regents Park Conservation Area. When considered cumulatively the proposed developments to 7 Chester Place will pose no harm to the significance of the building, setting or area. The scheme is therefore appropriate and can be supported from a Heritage and Conservation perspective.

Given the modest nature of the proposal, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is considered acceptable.

The site's planning history have been taken into account when making this decision. No objections have been received prior to making 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.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 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.
  
- 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.

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-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer