

Application ref: 2023/0533/L
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Dougal Sadler
72 Stanley Gardens
London
W3 7SZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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: 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: 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.

Informative(s):

- 1 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.

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.16 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 policy 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 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:

Yours faithfully

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

Daniel Pope
Chief Planning Officer