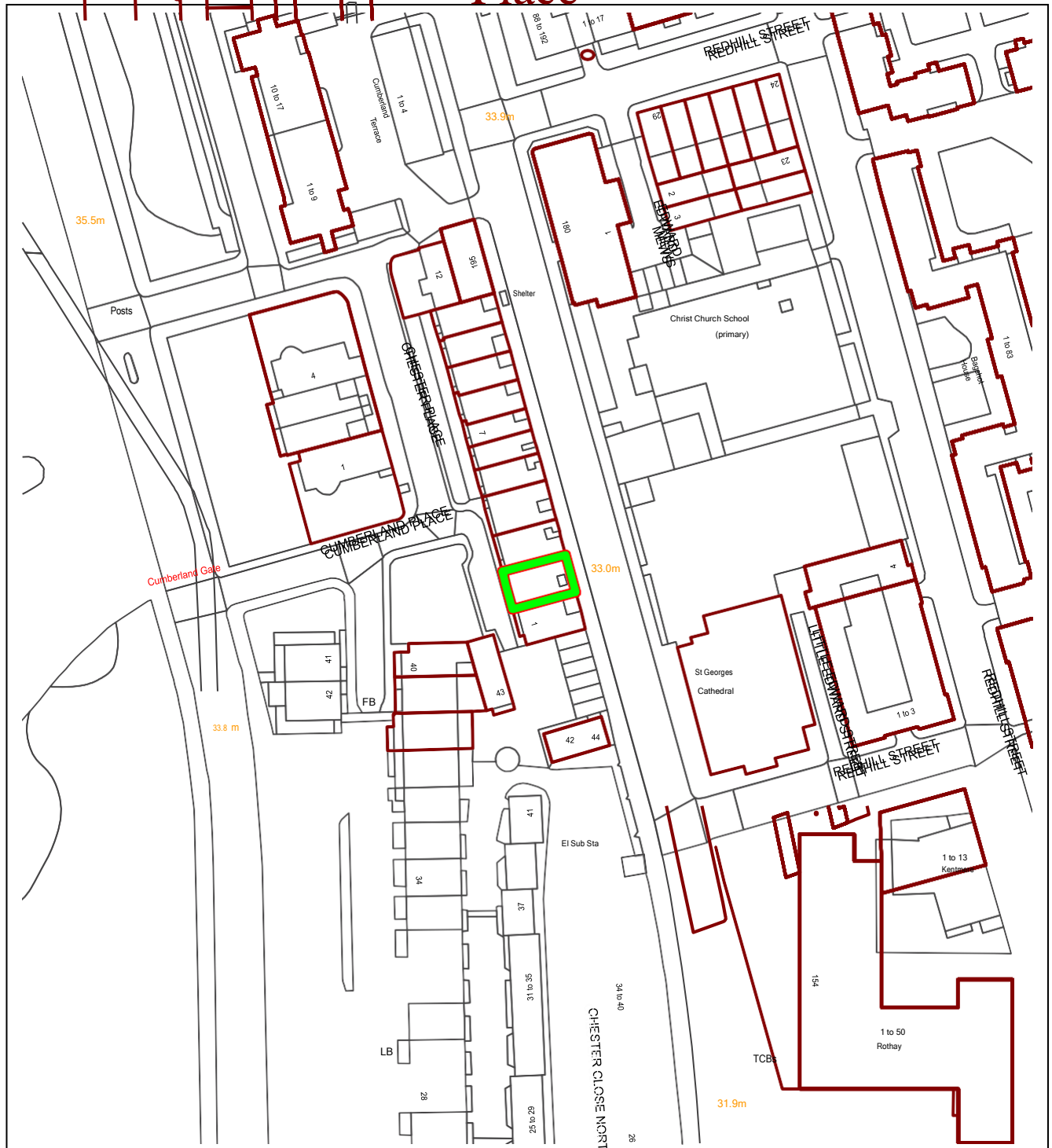


2023/2372/P and 2023/2570/L 2 Chester Place



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Image 1. Aerial view

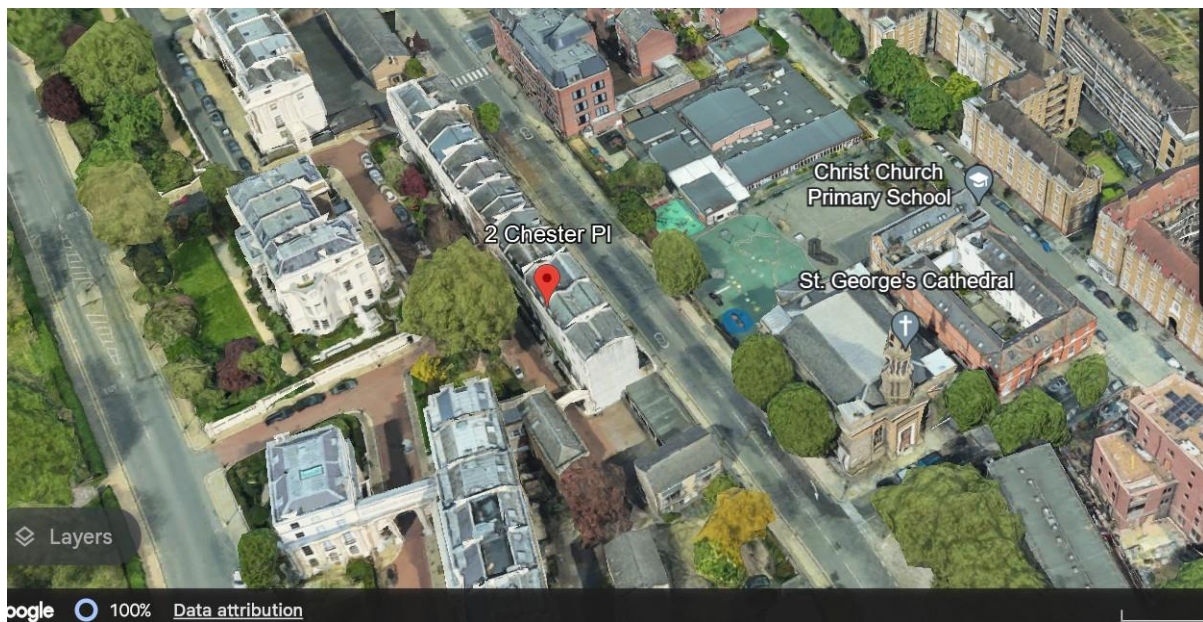


Image 2. Showing the rear elevation door being retained



Image 3. Rear Courtyard – door closed over from terrace side but retained street side with chimney surround.



Image 4. Ground floor kitchen doors (doors amended to open outwards instead of inwards)



Image 5. Ground floor kitchen - new joinery door to pantry (open)



Image 6. Ground floor kitchen – new joinery door to pantry (closed)



Image 7. Kitchen layout reconfigured.



Image 8. View from pantry towards kitchen – no door but downstand retained.



Image 9. Rooflight in ground floor WC

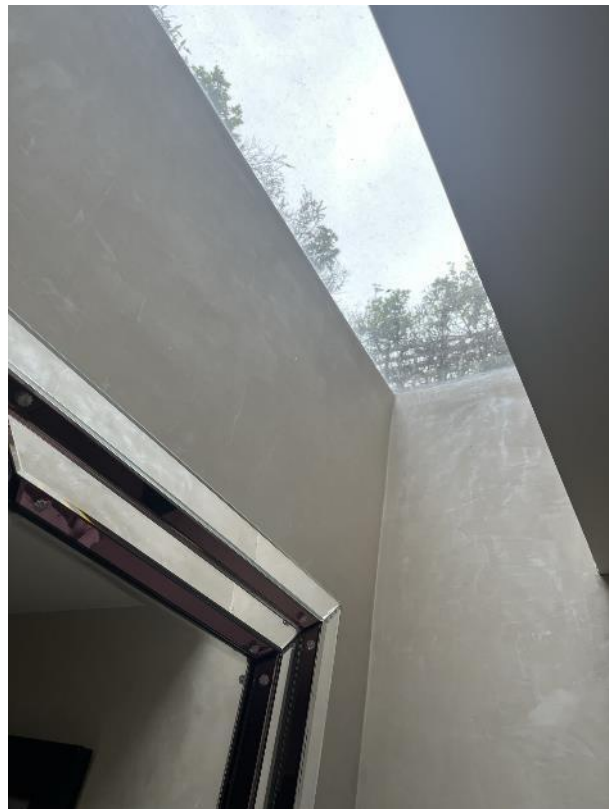


Image 10. Rooflight to ground floor WC.



Image 11. Ground floor hallway – metal lobby doors



Image 12. New hall door and partition to basement



Image 13. New door to basement rear room



Image 14. Previous door position to basement rear room closed up.

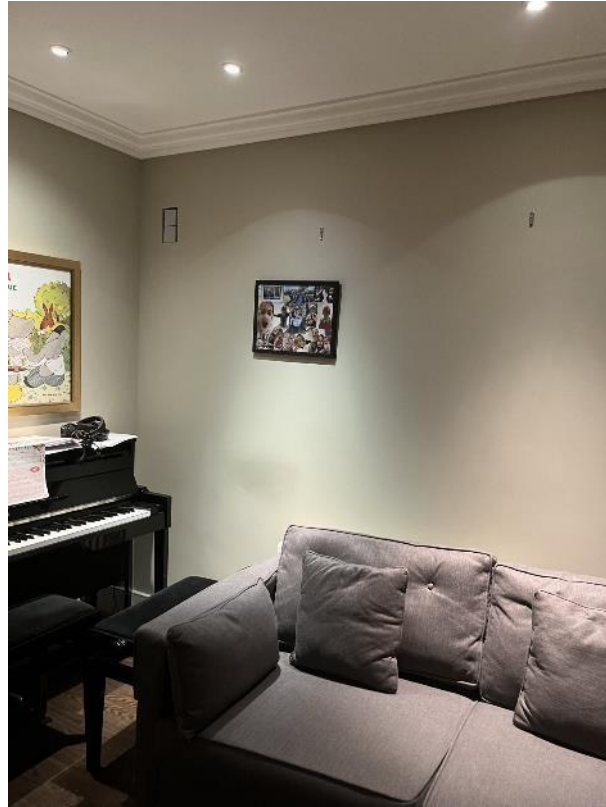


Image 15. New sliding doors at basement level



Image 16. Sliding door opening with new 'pockets' built on rear room side.

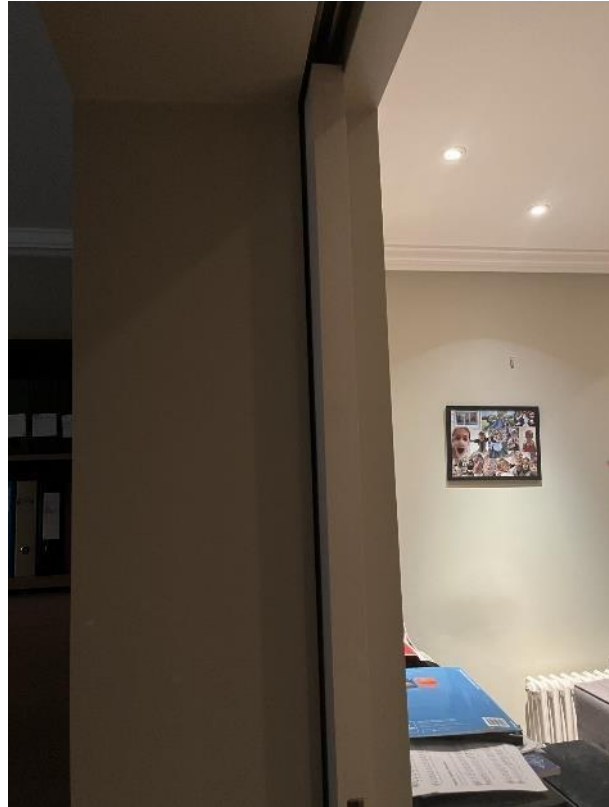


Image 17. Basement WC – previously proposed to be utility and shower room.



Image 18 Photograph 24: Use of vault as utility room



Image 19. Basement front room with fitted joinery.



Image 20. Basement front room – lining of front room party wall to conceal alcoves and chimney breast.

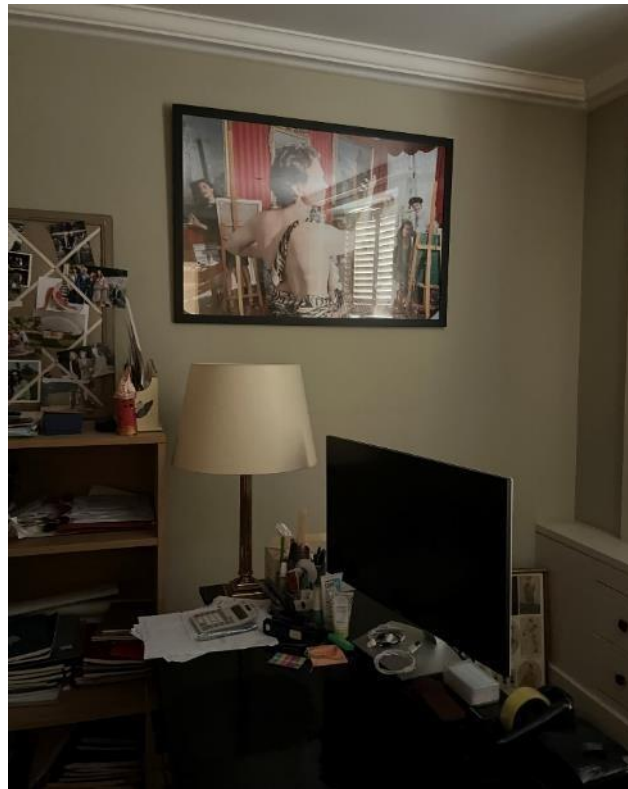


Image 21. Second floor rear room with dressing



Image 22. Second floor rear room ensuite



Image 23. Second floor dressing room (previously proposed to be ensuite)

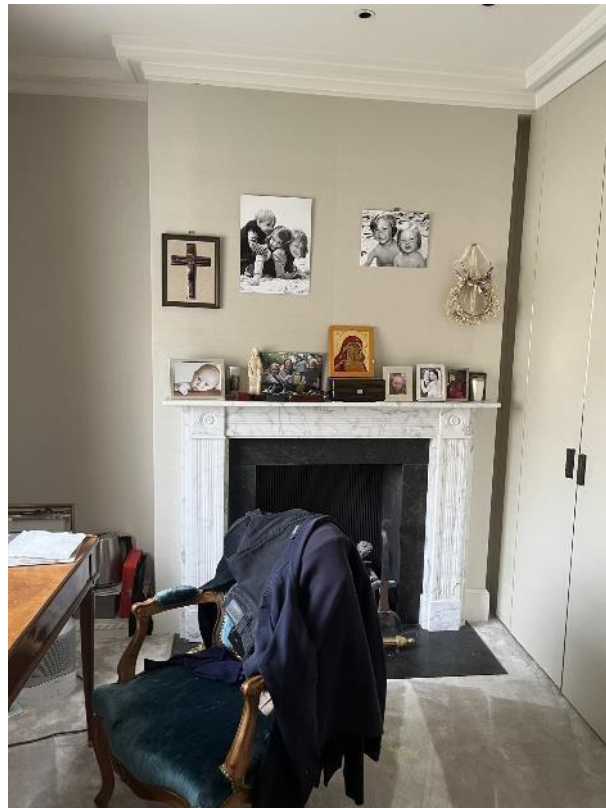


Image 24 showing the fire place.

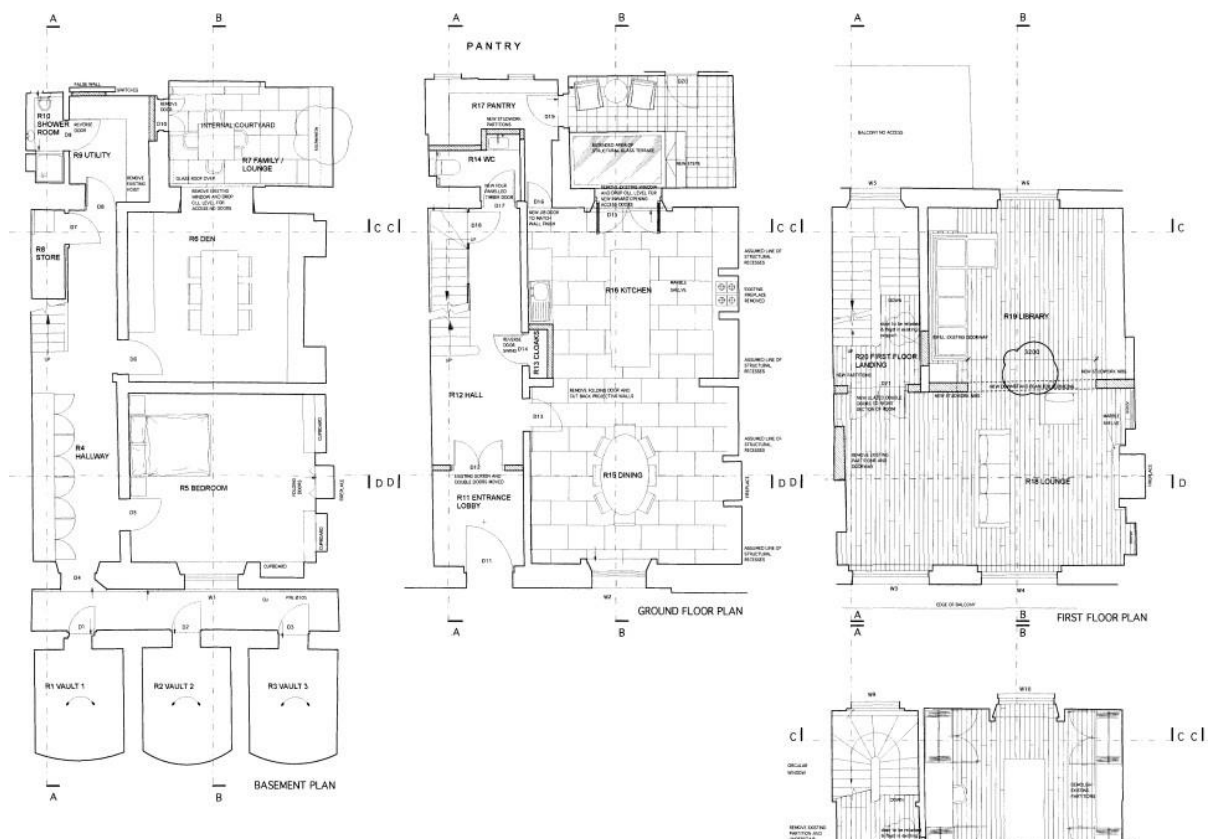


Image 25. As approved basement ground and first floor plans.



Image 26 As approved second and third floor plan.

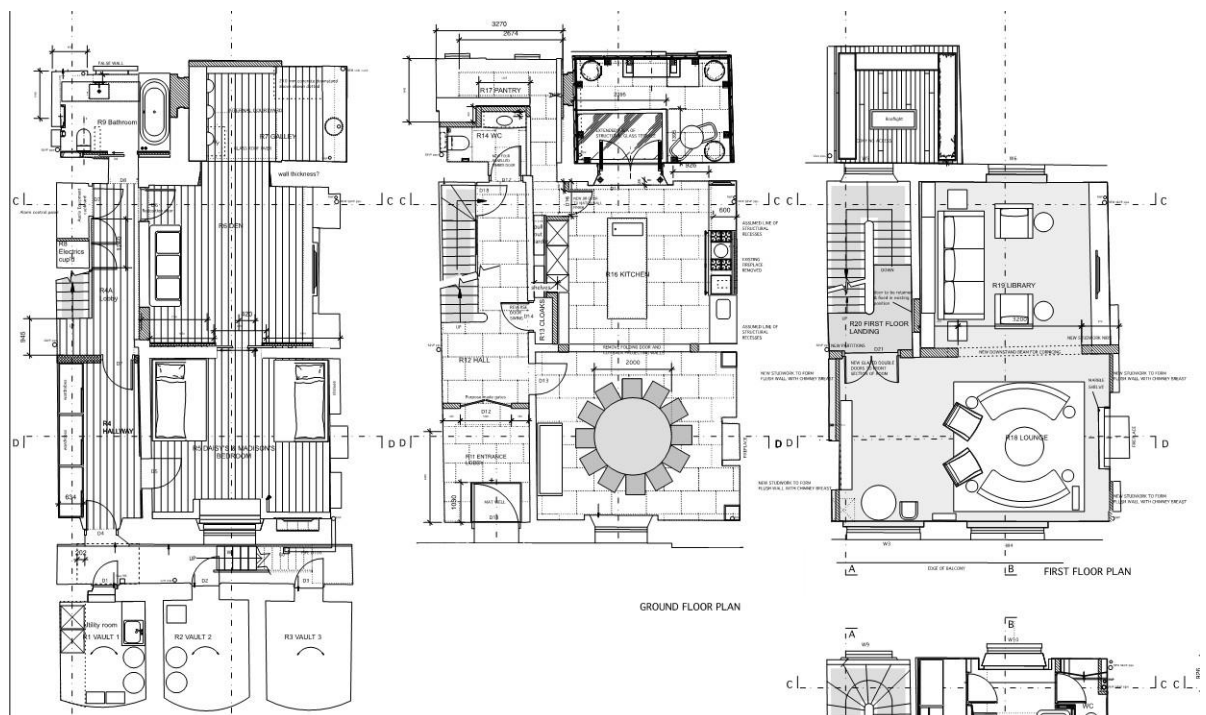


Image 27. As built second and third floor plans

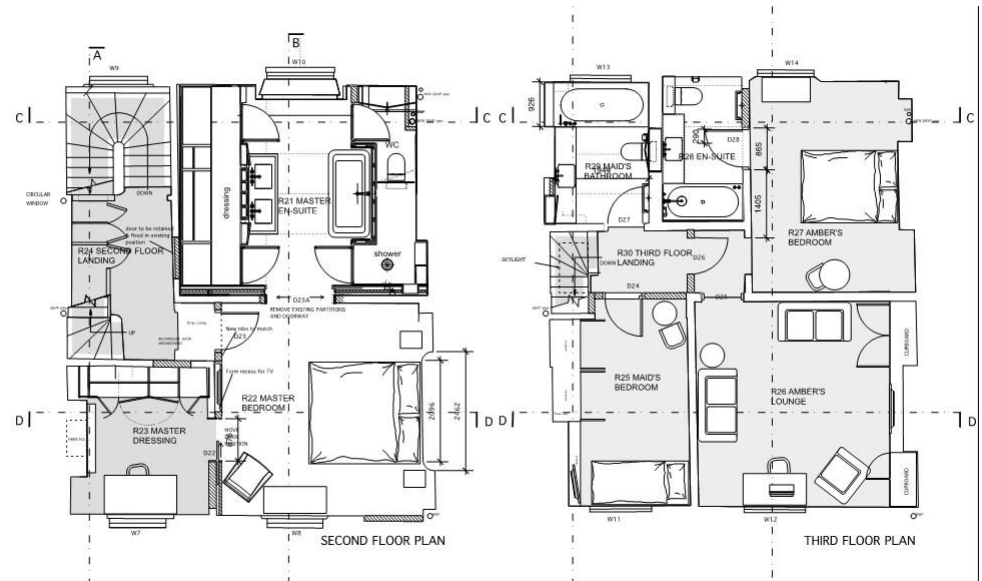


Image 28 as built second and third floor plans.



Image 29 Showing the existing front elevation steps.



Image 30. Showing the front entrance steps being retained

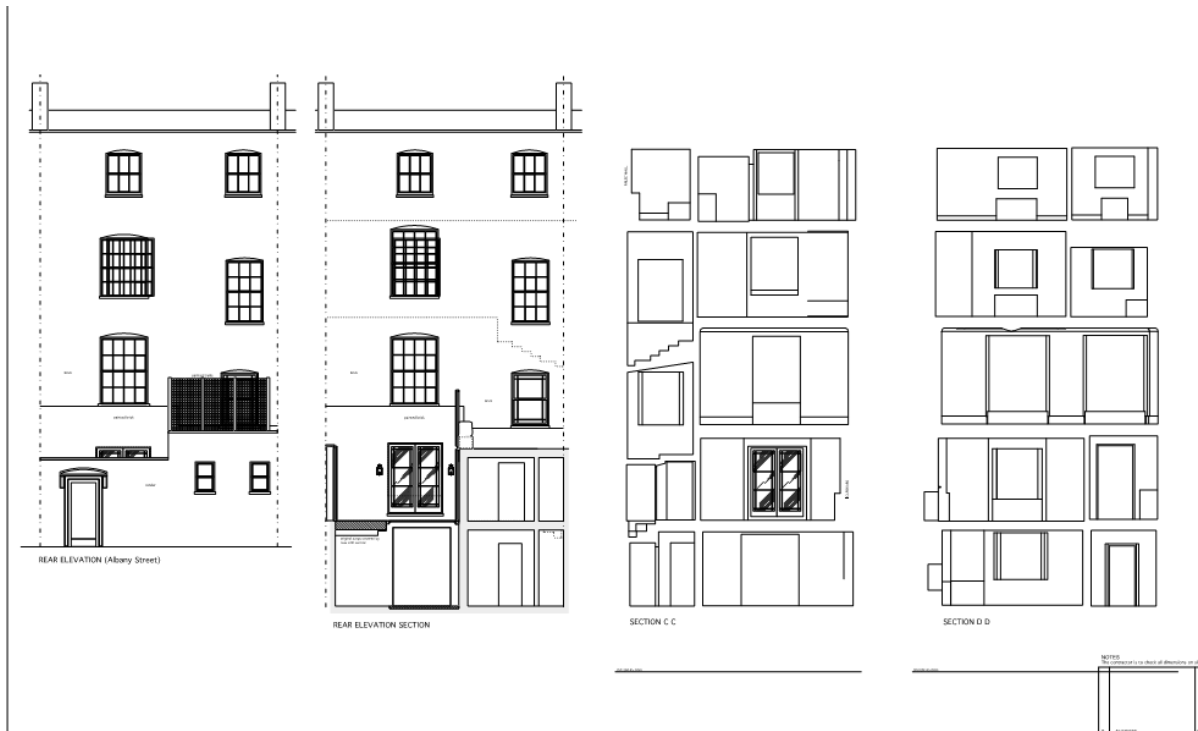


Image 31. Proposed rear elevation and section.

Delegated Report		Analysis sheet		Expiry Date:		03/08/2023	
(Members Briefing)		N/A		Consultation Expiry Date:		30/07/2023	
Officer				Application Numbers			
Obote Hope				i) 2023/2372/P ii) 2023/2570/L			
Application Address				Drawing Numbers			
2 Chester Place London NW1 4NB2				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>(i) Alterations to the rear basement courtyard, retention of the existing ground floor trellis and installation of rooflight on the to the rear closet wing. Retrospective.</p> <p>(ii) Alterations to the rear basement courtyard, installation of rooflight to the rear closet wing and internal alterations to the lower, ground and second floors including, installation of bathroom to rear, partitions formed to create shower/WC and front small room repurposed as dressing room with fitted joinery. Retrospective</p>							
Recommendation:		i) Grant conditional planning permission ii) Grant conditional listed building consent					
Application Type:		i) Householder Planning Permission ii) Listed Building Consent					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notices were displayed near to the site on the 03/07/2023 (consultation end date 27/07/2023). The development was also advertised in the local press on the 06/06/2023 (consultation end date 30/07/2023).			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	No objections were received during the public consultation.			
Historic England	Authorised to determine the application for listed building consent referred to above as you think fit.			

Primrose Hill CAAC:

The Primrose Hill CAAC objected on the following grounds:

1. The RPCAAC is very concerned that unapproved work to Listed Buildings should not be seen to be a means of gaining consent for inappropriate changes: a dangerous precedent would be established. We note with serious concern that the applicant states that the work – apparently including the unapproved work – was ‘approved by the Crown Estate and monitored closely by Purcell Miller Tritton’ (Firstplan Ltd, ‘Planning Heritage Design and Access Statement’ para 6.20 p. 18) despite being unapproved work to the Listed Building;
2. The Committee objects to the changes to the rear courtyard as detailed in the ‘Planning Heritage Design and Access Statement’ paras 6.3-6.6 p. 16. The rear courtyards link the houses which front Chester Place to the service access on Albany Street. This arrangement makes a clear statement of the hierarchy of the spaces of the original building and the relationship of the formal and distinguished ‘fronts’ of the group to the service ‘backs’ on Albany Street. The arrangement is a rarely surviving example of the physical relationship of the houses which formed the formal layout of the Park to the service areas behind: most of these rear service areas have been destroyed. ‘The Regent’s Park Conservation Area Appraisal’, current SPD, at p. 20, records that ‘the rear elevations of the Chester Place houses offer important evidence of the original form of the rear elevations of middle grade formal terraces’;
3. We strongly object to the mirror panelling and the fire surround which detract from the surviving character – as the applicant accepts – stating that they are ‘not in keeping with the character of the property’ and ‘not in keeping with the traditional style’ (6.6). We argue that they are harmful to the original and surviving character of the rear courtyard which is an important element in the significance of the Listed house.
4. We object to the reconfiguration of the rear access door to the kitchen, the rear (Albany Street) room on the ground floor. This insertion changes the surviving plan form of this original room. This is harmful to the surviving plan form of the ground floor, one of the principal floors in the house. The plan form of principal floors is recognized as of key significance to Listed Buildings.
5. We are concerned by the configuration of the front area (to Chester Place). The existing and proposed drawings for application ref. 2007/4277/L show no steps to the front area. No steps in the front area are mentioned in the 2007 Officer’s Report. No steps are shown in the current application ‘as approved’ drawing. Steps in the front area are, however now shown in the current application although they are not referenced in the applicant’s ‘Planning Heritage Design and Access Statement’. It is clear on site that these steps are in place. On the basis of the applicant’s drawings, these steps appear, therefore, to be further unapproved changes to the Listed Building. We would object strongly to their being approved under this application.
6. A review on site of the houses 1-11 Chester Place, the group of which no. 2 is a part, shows that none of these front areas have steps: no. 2 is therefore exceptional in having front area steps. We note that some

other houses in the group do have original gates in the railings, but these are not associated with steps. This established pattern reinforces the key significance of the original and surviving plan of these houses, as stated above, which is that the Park side of the house does not have service areas with access from the Park side: the accessed service areas are on the Albany Street side. This distinction is a key element in the significance of these houses: this significance would be harmed by the application for front area steps;

7. The RPCAAC strongly objects to this change. No public benefit outweighs this harm. The proposals identified here would harm the significance of the Listed Building: the external changes identified here would neither preserve nor enhance the character and appearance of the conservation area;

Officer's Response:

1. *Planning permission and listed building consent is now sought for the works that were undertaken;*
2. *Please see the design section in paragraphs 3.9-3.13;*
3. *Please see the design section in paragraph 3.10;*
4. *Please see the design section in paragraph 3.11*
5. *Please see the design section in paragraph 3.11;*
6. *Please see the design section in paragraph 3.11 and 3.12*
7. *Please see the design section in paragraph 3.23*

Site Description

The host building is a single dwelling house of three storeys over basement, which dates from c1826 by John Nash. The host building forms part of a symmetrical terrace of 12 houses, remains largely intact from the front façade, thereby contributing to the group value. 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. The building is Grade I listed mid terrace dwelling house located in the Regents Park Conservation Area.

The host building is constructed of stucco render with a rusticated ground floor on the façade and London stock brick on the rear elevation and the terrace backs on to Albany Street, which runs from north to south, from Camden to Great Portland Street Station. 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.

Relevant History

Application site:

2012/2090/P – 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). **Granted** on 17/07/2012.

2012/2093/L - 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). **Granted** on 17/07/2012.

2007/4277/L - 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. **Granted** on 18/10/2007.

PS9904156 - Installation of a glazed roof over rear yard area fronting Albany Street. **Refused** on 08/04/1999.

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

Camden Planning Guidance:

- **CPG** Amenity (2021)
- **CPG** Design (2021)
- **CPG** Home Improvements (2021)

Conservation Area Statements:

- Primrose Hill Conservation Area Appraisal and Management Strategy (2000)

Assessment

1. Proposal

1.1. Background

1.2. The application follows a previously approved scheme of refurbishment (2007/4277/L) which were undertaken in 2009 – 2011. Modifications were made during the course of construction and the changes were undertaken without listed building consent being sought. This retrospective application therefore now seeks to regularise the position.

1.3. Retrospective planning permission is sought for various internal and external alterations, the principal goal for the scheme is to update the plan form that would improve the functionality dwelling, the proposal would include the following works to the rear courtyard at ground floor, 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) new chimney surround, the approved glazed rear doors amended to open outwards to the rear elevation at lower-ground floor level and with various internal alterations to the dwelling.

1.4. The full summary of the works are listed below:

Externally rear closet wing

- Installation of rooflight above the ground floor WC
- Installation of timber Trellis

Internally

Lower Ground floor:

- 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, the railings would be replaced with bronze finished metal railings;
- 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, and;
- Use of vault as utility room

Ground floor:

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

Second Floor;

- 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, and;
- Front small room repurposed as dressing room with fitted joinery.

2. Considerations

2.1. The main issues to be considered are:

- Design and heritage
- Impact on neighbouring amenity

3. Design and Heritage

Policy and guidance:

- 3.1 As the application site is situated within a Conservation Area and the building is Grade II listed, the following statutory provisions are relevant to the determination of these applications are Section 16, 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 3.2 Sections 16 and 66 require that in considering whether to grant listed building consent or planning permission for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.
- 3.3 Section 72 of the Act requires that in considering whether to grant planning permission for development which affects a conservation area, the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 3.4 The NPPF terms listed buildings designated heritage assets. Section 16 of the NPPF provides guidance on managing change to designated heritage assets through the planning system, including avoiding or justifying harm to the special architectural or historic interest of listed buildings. Paragraph 202 states that “less-than-substantial harm” to a designated heritage asset should be weighed against the public benefits secured by the proposals.
- 3.5. The Council’s design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 3.6. Policy D2 ‘Heritage’ states that in order to maintain the character of Camden’s conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.7. The Primrose Hill Conservation Area Statement advises that existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, doors, tiled footpaths, roof slates and tiles, decorative brickwork, timber shopfronts, where retained, add to the visual interest of properties. Where these features have been removed, replacement with suitable copies will be encouraged.

Assessment:

- 3.8. The significance of the listed building derives from its architectural design and materials, planform, evidential value as an early C19th cottage Terrace of 6 houses and its positive contribution to the character and appearance of the Primrose Hill ConservationArea.

External works:

- 3.9. Minor changes are proposed to the rear including the installation of a rooflight to the rear closet wing extension above the ground floor WC. The design of the rooflight is very simple and intended to be sympathetic to design and scale to the host building, the rooflight would be raised and the

alteration would result in minor loss of historic fabric which is also shielded by the trellis. Thus, the proposal would not be visible from the wider area. The works are not considered harmful to the external appearance of the host building.

- 3.10. The external appearance of No.2 as seen from Albany Street essential remains unchanged. The doorway providing roadside access to the yard is retain and blocked by decorative embellishment (the mirrors). Retrospective planning permission is sought for the installation of mirror panelling and trellising terrace to the basement extension and the panelling is not considered harmful to the design, proportions and materials of the terrace treatment, given its location. The infilling of rear doorway from the pantry at lower ground floor level and master bedroom would do not result in further harm to the architectural significance of the building. The works would be reversable and not considered harmful to the host building nor would the works have an impact that would be harmful to the character and appearance of the wider area. The conservation area officer raised no objection to the works and considered the works to be minor in nature and would not have a harmful visual impact on the aesthetics of the host building and wider Conservation Area.
- 3.11. Planning permission and listed building consent were granted in 2012 (2012/2090/P and 2012/2093/L) for external alterations associated with the installation of a 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). The front entrance at street level would remain the same on the Albany Street elevation and the existing door is retained. The removal of the steps was shown in error on drawing no '004 REVG' which was annotated as new solid slab built over existing open section of basement light- well. However, this would remain in situ. Thus. the original approved design included two steps allowing for the door to Chester Place to remain the same.
- 3.12. Consent for the fundamental changes of the access from the back of the house to the rear yard at basement and ground floor level were granted under a previous consent (ref 2007/4277/L). Moreover, the external doors were designed to be open outwards and it should be noted that the previously installed doors were not original features and given that the courtyard is located at basement level, the opening mechanism is not considered harmful to the listed building due to the doors are not visible from the wider conservation area.
- 3.13. The basement extension was partially covered by a brick and glazed pitched roof and listed building consent (2007/4277/L) was granted in 2007 for a more solid extension with a rooflight at ground floor level. This is cosmetic decoration does not structural result in any significant change as the mirror have not been incorporated into the physical structure of the yard (i.e. are not a structural element) thus making this intervention reversible and the courtyard is part of the layout of the house, the decoration does not impact on this physical relationship and thus on the architectural significance.

Internal works

- 3.14. At lower ground floor level a bathroom was installed to rear of the property in a similar location to the approved shower room/utility. This resulted in an unauthorised change is one of use - from utility (approved under ref. 2007/4227/L) to bathroom (not approved under ref. 2007/4227/L). There has also been demolition of a vestigial section of wall (not approved under ref. 2007/4227/L) that once divided the bathroom when historically, it would have been used for storage. The removal of this wall section is incidental and helps makes better use of the newly formed space granted under consent ref 2007/4227/L. Given the scheme granted permission under 2007/4227/L the current further changes do not result in further harm to the architectural significance of the building.
- 3.15. The existing vault to the front elevation at basement level is 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 now lined with a membrane so that the original brickwork remains intact behind. The unauthorised relocation of the utility (granted) to bathroom (not granted). There has also been demolition of a vestigial section of wall (not granted) which divided the bathroom historically would have been used for storage area and this application is seeking to regularize the works. The removal of this wall section is incidental and enhance the layout of the newly formed space granted

under consent

ref 2007/4227/L. Given the scheme was granted consent under 2007/4227/L the changes being sought does not result in further harm to the architectural significance of the building

- 3.16. To the front room fitted joinery has been installed below the front window at basement level 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. The conservation officer raised no objection to the proposed works and the design and material are considered appropriate and is not considered harmful to the listed building nor wider conservation area.
- 3.17. At lower-ground floor level 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.
- 3.18. A partition has been installed to the hallway, a new door is installed with 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. and has no objection to the proposals and confirmed they will preserve the significance of the Listed Building. Thus, the proposal in its current form is considered acceptable.
- 3.19. At ground floor level a door to pantry has been formed of fitted joinery and repositioned and the down stand to the original doorway has been retained. The ground floor of the rear closet wing has significantly altered with the introduction of the WC and the new door is a piece of full height joinery. The proposal is not considered harmful to the character and appearance of the host building. Additionally the kitchen layout has been revised including an enlarged hob, relocated sink, and deeper units. However, the general layout is comparable with cupboards along the two side walls and a central island and the revised configuration is therefore not considered to cause any harm.
- 3.20. The previously approved plans noted that the hall lobby doors would be relocated. These were not original as installed and the built gate consist of a decorative metal design. The works would allow the host building to be legible as an art installation and would not caused any harm to the historic fabric, given that a revised location was previously approved.
- 3.21. 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.
- 3.22. The small room has been repurposed as a dressing room. This room is not original and 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 of the overall scheme.
- 3.23. Overall, the proposed development would generally preserve the character and appearance of the host building and not harm the special interest and significance of the listed building and its setting.

4.0 Amenity

- 4.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2 Given the nature, scale and siting of the works the proposal is not considered to be harmful to the neighbouring residential amenity in terms of loss of light, outlook, or privacy.

5.0 Recommendation

5.1 Grant conditional Planning Permission and Listed Building Consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30th October 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/2372/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 20 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL
United Kingdom

DRAFT

DECISION

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Chester Place
London
NW1 4NB

DECISION

Proposal:

Alterations to the rear basement courtyard, retention of the existing ground floor trellis and installation of rooflight on the to the rear closet wing. Retrospective.

Drawing Nos: 449-001; 449-002; 449-003; 449-004-H; 449-005; 449-006 REVA; 449-007; 449-004-H; 449-70-E; Planning Heritage Design and Access Statement by First Plan dated June 2023 and Location plan by Terra Quest.

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 shall be carried out in accordance with the following approved plans: 449-001; 449-002; 449-003; 449-004-H; 449-005; 449-006 REVA; 449-007; 449-004-H; 449-70-E; Planning Heritage Design and Access Statement by First Plan dated June 2023 and Location plan by Terra Quest.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 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).

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

Chief Planning Officer

DECISION

Application ref: 2023/2570/L
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 20 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
2 Chester Place
London
NW1 4NB

DECISION

Proposal:

Alterations to the rear courtyard, retention of the existing ground floor trellis, installation of rooflight to the rear closet wing and internal alterations to the lower, ground and second floors including, installation of bathroom to rear, partitions formed to create shower/WC and front small room repurposed as dressing room with fitted joinery. Retrospective

Drawing Nos: 449-001; 449-002; 449-003; 449-004-H; 449-005; 449-006; 449-007; 449-004-H; 449-70-E; Planning Heritage Design and Access Statement by First Plan dated October 2023 and Location plan by Terra Quest.

The Council has considered your application and decided to grant 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: 449-001; 449-002; 449-003; 449-004-H; 449-005; 449-006; 449-007; 449-004-H; 449-70-E; Planning Heritage Design and Access Statement by First Plan dated October 2023 and Location plan by Terra Quest.

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.

DRAFT

Informative(s):

- 1 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

Chief Planning Officer

DECISION

[illegible]

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