

Application ref: 2023/2570/L
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Date: 6 November 2023

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Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
2 Chester Place
London
NW1 4NB

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 Listed Building Consent subject to the following conditions:

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.

Informatives:

- 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 2023.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer