

Application ref: 2022/4100/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

36-37

Chester Terrace

London

Camden

NW1 4ND

Proposal:

Installation of new security grille to previously consented roof lantern

Drawing Nos: Design and Access Statement; Site Location Plan; Existing Roof Plan;

Proposed Roof Plan; Existing Front Elevation - Existing Front Light Wells Section;

Proposed Front Elevation - Proposed Front Light Wells Section; Existing and Removal

Section A-A; Proposed Section A-A; Existing and Removal Section B-B; Proposed

Section B-B; Amended Frame Detail; Landscape Section with Viewpoints.

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:

Design and Access Statement; Site Location Plan; Existing Roof Plan; Proposed Roof Plan; Existing Front Elevation - Existing Front Light Wells Section; Proposed Front Elevation - Proposed Front Light Wells Section; Existing and Removal Section A-A; Proposed Section A-A; Existing and Removal Section B-B; Proposed Section B-B; Amended Frame Detail; Landscape Section with Viewpoints.

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 Reasons for granting listed building consent (delegated):

Nos.36 and 37 Chester Terrace are part of the grand palace-style terrace of 37 houses built around 1825. The neoclassical terrace was built by James Burton to the design of John Nash and is located within Regent's Park conservation area.

The terrace, including Nos.36 and 37, were substantially rebuilt behind retained facades in the 1960s following war damage and neglect. The terrace (but in essence the façade) is listed Grade I for its association with John Nash.

Nos.36-37 Chester Terrace is a private residence set over 5 storeys. The residence comprises two adjoining terraced properties that were unified and considerably altered following the award of planning and listed building consent in 2009 (Ref: 2009/4544/P and associated 2009/4515/L).

The proposed scheme introduces a sliding steel security grille over the current roof lantern (Ref: 2011/2954/P and associated 2011/2958/L).

The currently existing lantern with its lead flashing already stands proud of the parapet, and the proposed amendments would not present a new protrusion to the parapet. The design of the grille has been revised to reduce the height of the upstand.

The proposed introduction of the revised security grille is not seen as deleterious to the architectural significance of the terrace.

The application has been advertised in the press and by means of a site notice. Historic England have responded with a letter of flexible authorisation directing the planning authority to determine the application as seen fit. The concerns expressed by the Regent's Park CAAC have been addressed.

The site's planning history has been taken into account when 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 (ERR) 2013.

As such, the proposal is in general accordance with policies 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.

- 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:

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

Yours faithfully

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

Daniel Pope
Chief Planning Officer