

Application ref: 2021/5938/P  
Contact: Antonia Powell  
Tel: 020 7974 2648  
Email: [Antonia.Powell@camden.gov.uk](mailto:Antonia.Powell@camden.gov.uk)  
Date: 21 November 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Stanhope Gate  
st. James square  
5  
london  
SW1Y4JU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**36-37**

**Chester Terrace**

**London**

**NW1 4ND**

Proposal:

Various minor external alterations to pair of GI listed dwellings (Class C3) at lower ground floor level including installations of window grilles, CCTV camera and vents to garage doors.

Drawing Nos:

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:

Site Location Plan; Planning Report with Design and Access Statement; Existing Front Elevation - Existing Front Light Wells Section; Proposed Front Elevation - Proposed Front Light Wells Section; Existing Rear Elevation - Existing Rear Light Wells Section; Proposed Rear Elevation - Proposed Rear Light Wells Section; LGF Window Grilles; Existing and Removal Lower Ground Floor Plan; Proposed Lower Ground Floor Plan.

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

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).

- 2 Reasons for granting permission [Delegated]:

This application covers amendments under Section 73 of the Town and Country Planning Act (1990) to planning permission 2017/2991/P.

Nos.36 and 37 Chester Terrace are part of the grand palace-style terrace of 37 houses built around 1825. The terrace is located within Regent's Park conservation area.

The terraces, 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 2009/4515/L).

The proposal seeks to add two external cameras to the rear façade and two external cameras within the front lightwells to complement the existing CCTV. Additionally, it is proposed to introduce four security grilles to windows with the lightwells similar to other properties in the terrace.

It is recommended that the camera-housings be in Crown Cream to match the stucco to which the cameras are fixed.

The proposed introduction of security 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 did not wish to offer any comments. The Regent's Park CAAC had no objections.

The proposed development is in general accordance with the London of Camden Local Development Framework Development Policies, with particular regard to policies D1 and D2.

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-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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer