

Application ref: 2023/0791/P
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Date: 5 December 2023

Development Management
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London Borough of Camden
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BBPartnership
Studios 33-34,
10 Hornsey Street
London
N7 8EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
25 Chester Terrace
London
NW1 4ND

Proposal:
Creation of a roof terrace (behind existing slate roof), installation of York stone to front lightwell with new enclosure beneath main entrance stair, replacement garage door to rear.

Drawing Nos: Site Location Plan GHV-001A, 002, 100, 101, 102, 103, 104, 105, 110, 120, 200 P01, 201 P01, 202-, 203 P01, 204 P01, 205 P02, 210 P01, 211 P01, 220 P01, 221-, 300 P01, 301 P01, 302 P01, 303 P01, 304 P02, 305 P02, 310 P02, 320 P02.

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 GHV-001A, 002, 100, 101, 102, 103, 104, 105, 110, 120, 200 P01, 201 P01, 202-, 203 P01, 204 P01, 205 P02, 210 P01, 211 P01, 220 P01, 221-, 300 P01, 301 P01, 302 P01, 303 P01, 304 P02, 305 P02, 310 P02, 320 P02.

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Elevation and section drawings of new door and glazing under front entrance steps at a scale of 1:10 with typical framing and glazing bar section at 1:1;

b) Elevation and section drawings of new rear door, garage door and top window at a scale of 1:10 with typical window framing and glazing bar section at 1:1;

c) Elevation, section and floor plan drawings of new roof terrace at a scale 1:20 with details of the new enclosure and schedule of materials.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Reasons for granting permission:

The proposed development is considered generally acceptable in term of scale, design and materials and would not appear incongruous within the context and setting of the host site. It is noted that the proposed scheme is similar in nature to a previously approved, but unimplemented, scheme at the

host site (ref: 2016/2103/P & 2016/2745/L).

The application details have been revised during the assessment. Revisions to this proposal relate to; removal of proposed condenser units, removal of a roof light from the front elevation, retention of window openings at rear and the retention of existing glazing throughout.

The proposal would create a roof terrace within the central part of the existing roof, retaining existing roof slopes and ridge lines to both front and rear. New access stairs would be provided internally. It is noted there have been several similar interventions to neighbouring properties along the row of Grade I listed properties. The terrace would provide private outdoor amenity space for the residential dwelling, which is lacking under the current arrangements due to the historic development of the site.

The proposed creation of a roof terrace in this location is considered acceptable given the terrace would not be visible from the public realm, and would not impact on the character and appearance of the host site, the wider Regent's Park Conservation Area or the setting of the Grade I listed building.

The proposed installation of York stone to the front lightwell is accepted. This includes resurfacing of the lightwell access steps and is considered an improvement on the existing concrete arrangement. The existing metal balustrade and railing shall be retained, repaired and made good. The proposed front lightwell enclosure beneath the main entrance is similar in scale and nature to other interventions along the street and is not considered to cause any harm in terms of scale and massing. Further details of the new fenestration shall be secured by condition.

To the rear at lower ground floor, a replacement garage door and a pedestrian access door shall be installed within existing openings. The installation here is not considered to cause any harm in principle, however details of the new doors shall be secured by condition.

The Council's Conservation Officer was consulted on the scheme and had initially raised some concerns, but was satisfied with the revisions as proposed. The Heritage analysis demonstrates there would be no loss of original fabric as part of these works, due to extensive re-construction following WWII bomb damage. Overall, the proposed external alterations are considered to be sensitive to the design and heritage of the host property. Conditions are attached to secure further details where necessary in this regard, including elevations of the roof terrace, new enclosure to front lightwell and replacement garage door. The revised proposal is considered to preserve the character and appearance of the conservation area and protect the special interest of the listed building.

As noted above, there are several similar roof terraces in place at neighbouring properties. Given the nature of the proposed sunken terrace within the existing roof, it is not considered there would be any harmful impact on neighbouring properties brought about by the installation of a new terrace here. Other aspects of the scheme are not considered to cause any concern. Given the assessment above and controls in place secured by condition, the overall

proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Historic England were consulted on the scheme and confirmed authorisation to determine the associated application for listed building consent to the local authority, see ref: 2023/1402/L.

- 2 No objections have been received prior to making this decision. The site planning history has been taken into account as part of the assessment in this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, CC1, and CC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 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 2023.

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

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

Daniel Pope
Chief Planning Officer