

Heritage Statement

7 Chester Terrace
London NW1 4ND



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1946 Aerial Photograph of Regents Park Terraces

Heritage Statement

7 Chester Terrace Regents Park, London, NW1 2ND

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Chester Terrace from above 2006

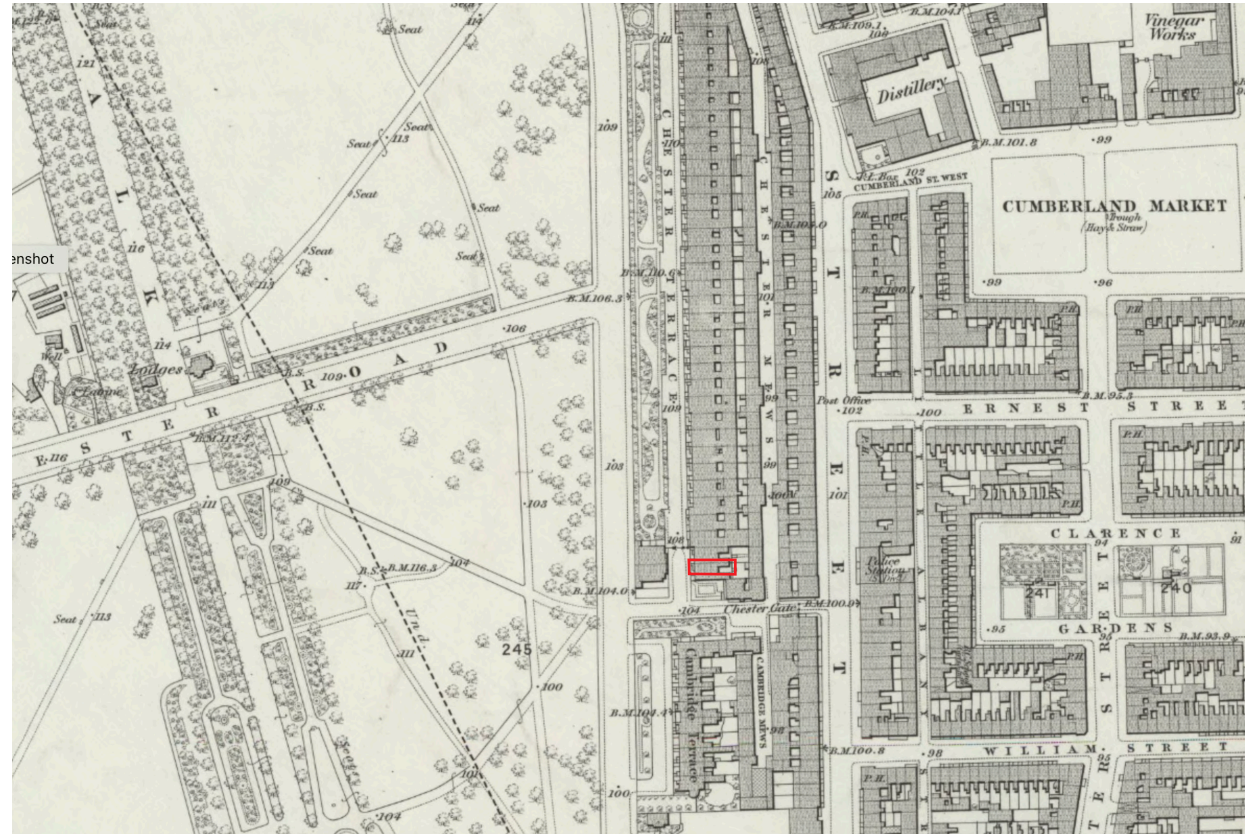
1. Introduction

1.1 This Heritage Statement has been prepared by 51 architecture on behalf of the owners of No.7 Chester Terrace.

The Site is listed Grade I as part of a larger terrace of 37 houses & 5 semi-detached dwellings dating to c1825 by John Nash and located within the Regents Park Conservation Area.

Both the listed terrace and conservation area are designated heritage assets in terms of the NPPF.

The House forms part of the wider Chester Terrace on the East side of Regents Park, the House backs on to Chester Close South.



OS Map of Chester Terrace 1841-1852

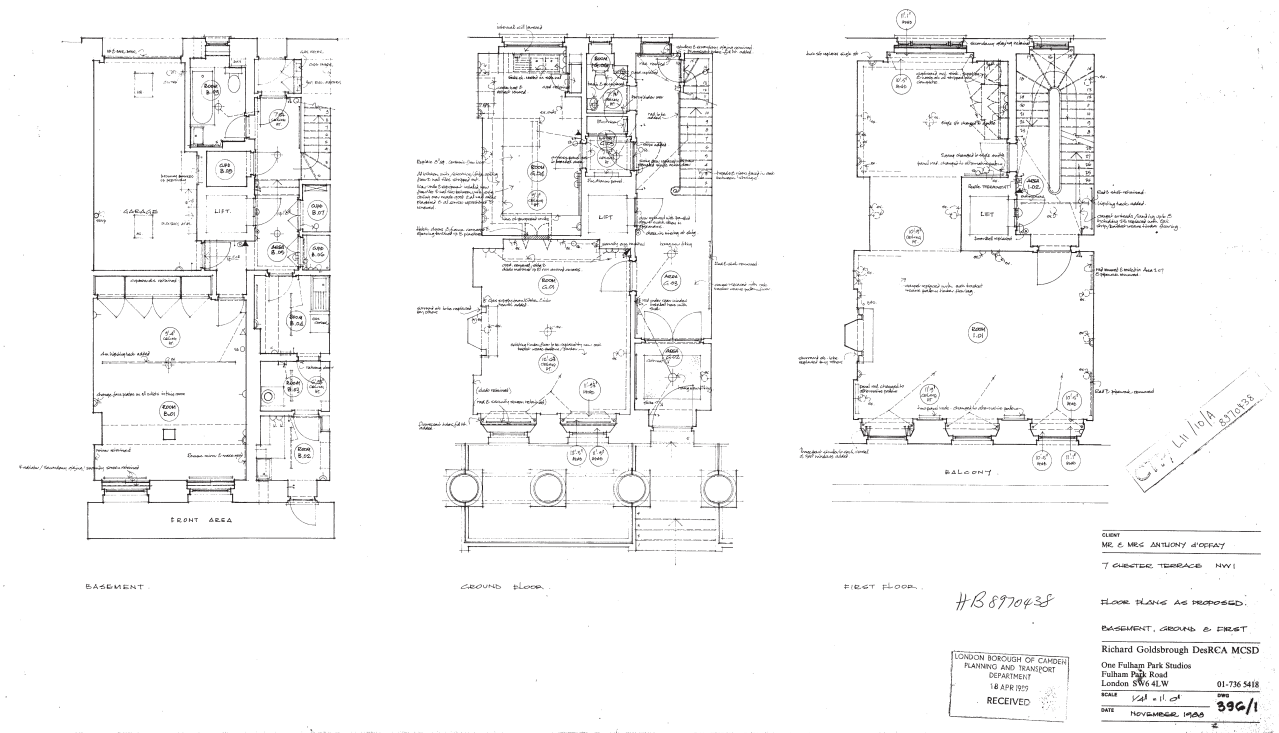


7 Chester Terrace from the front

1. Introduction cont...

1.2 No. 7 Chester Terrace was purchased as a single-family dwelling by the present owners in the late 1980's and internal alterations were made under Planning Permission 8903176 and Listed Building Permission 8970438. The works were listed as the 'Creation of additional bedroom at 3rd-floor level by subdivision of existing Bedroom'

The existing building is a 5-storey house, including a lower ground floor that is at street level at the rear of the property and one storey down at the front of the building.



3. 7 Chester Terrace, Listed Building Permission 8970438 (Richard Goldsbrough, 1989)



7 Chester Terrace from the rear

1. Introduction cont...

Purpose of this Statement

1.3 It is proposed to make minor internal alterations in order to renovate the kitchen and utility room areas at lower ground level. No external works are proposed.

Please refer to the drawings prepared by 51 architecture, which are discussed in Section 5.0 of this Statement.

1.4 We have been advised by Rose Todd that the proposals require listed building consent only and this Statement has been prepared to inform the proposals.

Key Considerations

1.5 The following have been taken into consideration:

- Heritage significance of Chester Terrace as a whole and of No. 7 in isolation;
- Character and appearance of the Regents Park Conservation Area;
- Level of internal alteration and level of survival within the properties;
- Local guidance and policy;
- Impact of the proposals on heritage significance.



Existing laundry area and boiler room areas to basement of 7 Chester Terrace

2.1 The legislation relating to the historic environment is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act are of particular relevance to this case because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building. Section 72 requires that special attention is paid to preserving or enhancing the character or appearance of a conservation area.

7 Chester Terrace - Heritage Statement



2. Planning Policy Framework cont...

2.3 The NPPF defines significance as:

“The value of heritage assets to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.

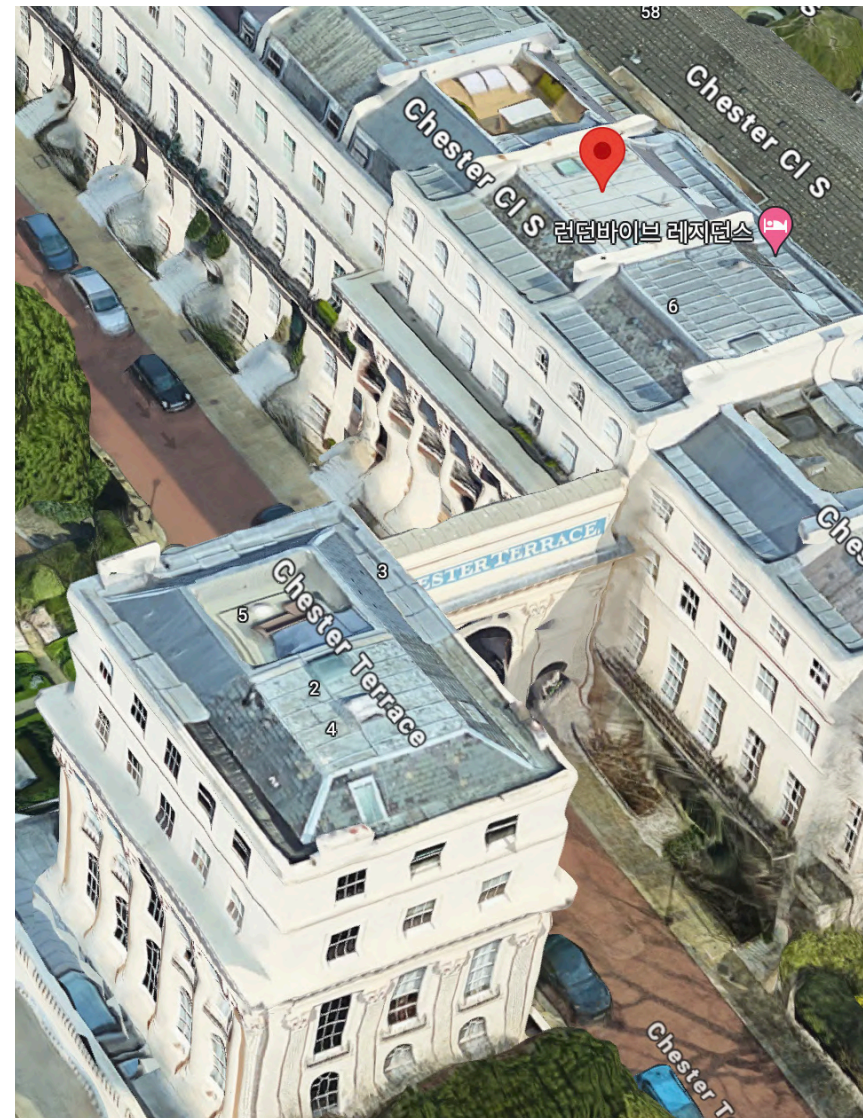
2.4 The NPPF makes it clear that local authorities when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to that asset’s conservation, that is: “The process of maintaining and managing change to heritage assets in a way that sustains and where appropriate, enhances its significance”.

2.5 The NPPF recognises a distinction between levels of harm to a listed building or conservation area and defines these as substantial or less than substantial. Paragraph 133 states that proposals that will result in ‘substantial’ harm to the significance of a designated heritage asset should be refused unless it can be demonstrated that the harm or loss of significance is necessary to achieve substantial public benefits that outweigh that harm.

Local policy and guidance

2.6 Within Camden’s Core Strategy 2010-2025, Policy CS14 “promoting high-quality places and conserving our heritage” is of relevance. This policy states that the Council will “ensure that Camden’s places and buildings are attractive safe and easy to use...” It will do this by

- requiring the development of the highest standard of design that respects local context and character;
- preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- promoting high-quality landscaping and works to streets and public spaces;
- seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- protecting important views of St Paul’s Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.



19. 7 Chester Terrace on Google Earth 2024

2. Planning Policy Framework cont...

2.7 Camden development policies (2010-2025) are set out as part of the borough's Local Development Framework. Policy DP25 'Conserving Camden's Heritage' is applicable. Concerning listed buildings, it states that the Council will:

- prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- not permit development that it considers would cause harm to the setting of a listed building.

2.8 Although, proposals relate primarily to the listed building, policies concerning conservation areas are also of relevance. Policy DP25 states that the council will:

- Take account of conservation area statements, appraisals and management

plans when assessing applications within conservation areas;

- Only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- Prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- Not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and,
- Preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.



Google Streetview of 7 Chester Gate

2. Planning Policy Framework cont...

2.9 The Regents Park Conservation Area Statement forms supplementary planning guidance. It includes a description of the character and appearance of the conservation area and its constituent parts – the conservation area is divided into six sub-areas.

In this instance, most weight should be given to the impact of proposals on the listed building, but consideration of any potential impacts of proposals on the character and appearance of the conservation area is also important.

2.10 The Historic England 'A Guide for Owners of Listed Buildings' provides guidance relevant to this proposal, the section on Kitchens and Bathrooms.

If you just want to update your existing kitchen by replacing modern units, as well as plumbing, wiring and other finishes, this is usually straightforward and you probably won't need listed building consent.

But when adding new pipework or fitting extra equipment, such as an extractor fan, site them carefully to minimise damage to important historic fabric. If you are planning

structural changes, such as taking down a wall, you may need listed building consent. You could consider applying for a Certificate of Lawfulness to be certain.

51 architecture requested guidance from Rose Todd, Senior Planner (Conservation) at the London Borough of Camden. Ms Todd confirmed that internal works within a listed building, i.e. those that would otherwise be approved if the building were not listed, require only listed building consent.

Summary Planning History of No.7 Chester Terrace

2.11 7 Chester Terrace was purchased as a single-family dwelling by the present owners in the late 1980s and internal alterations were made under Planning Permission 8903176 and Listed Building permission 8970438. The works were listed as the 'Creation of additional bedroom at 3rd-floor level by subdivision of existing Bedroom'

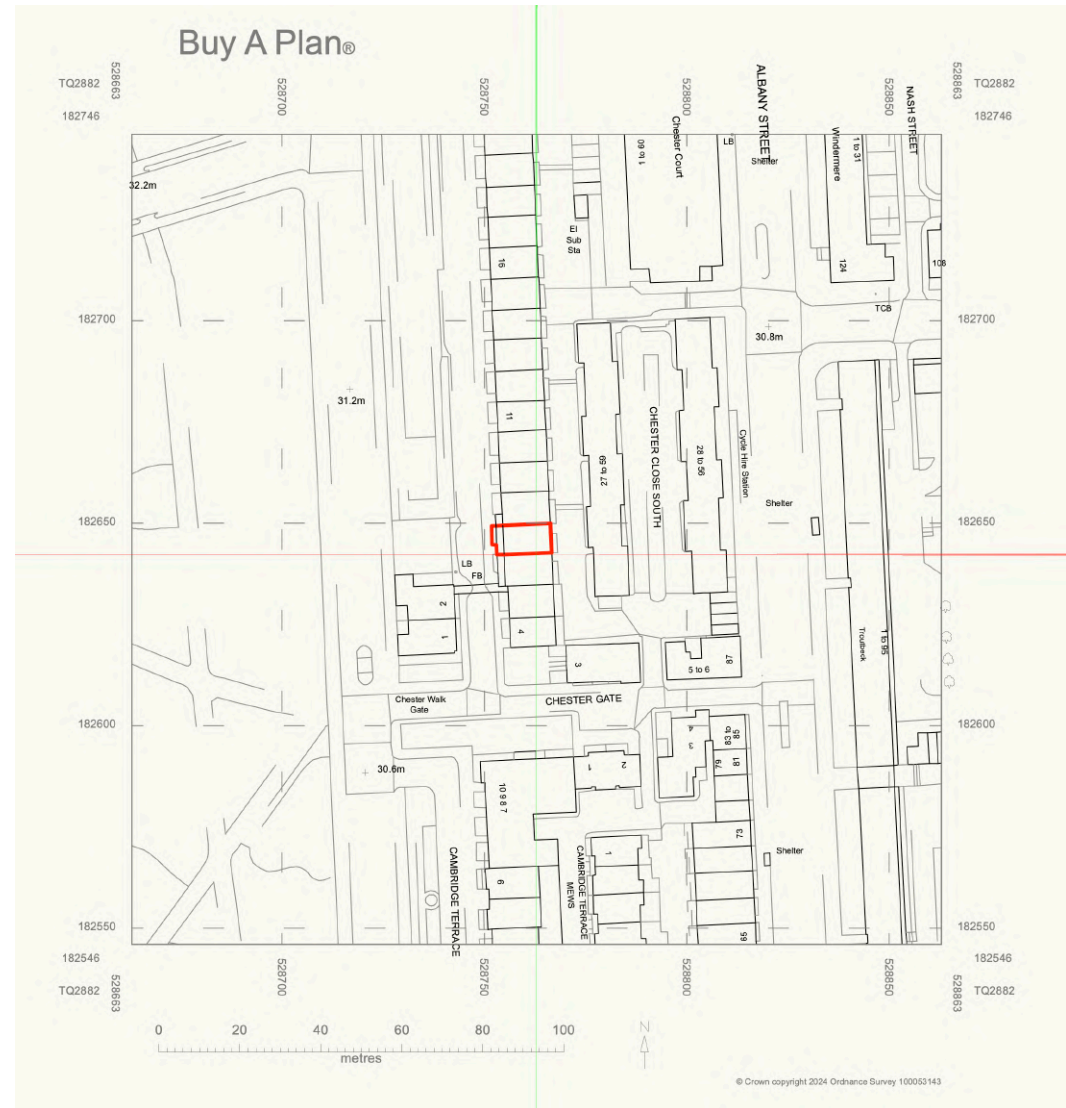
The existing building is a 5-storey house, including a lower ground floor that is at street level at the rear of the property and one storey down at the front of the building.

Planning Proposal

This application is for works required to refit a small galley kitchen and utility room in existing locations in the basement. The proposed layout of this area of the basement involves removing parts of the two Fletton brickwork partitions within the kitchen laundry space.

These partition elements appear to have been built in earlier works as part of a Crown Estate work undertaken at the time, that included a reinforced concrete transfer structure under the front wall in the basement level, a lift shaft and masonry partitions.

As part of this submission, the elements in question have been inspected by Tim Lucas MEng CEng FStructE, Partner at Price + Myers LLP (See P+M accompanying Structural Engineers Report)



3. History and Development

Post-War Phase and Bomb Damage

3.1 During the Second World War the whole of the terrace suffered from bomb damage. The London County Council Bomb Damage Maps 1935-1945, pages 78-79, indicate that No. 7 suffered “serious damage repairable at cost”. The neighbouring dwellings on either side and in the middle portion of the terrace suffered “general blast damage – not structural”.



The London County Council Bomb Damage Maps 1939 - 1945 Lawrence Ward

3. History and development cont...

Post-War Phase and repair

3.2 After WWII the Regent's Park Terraces were in a poor condition and a committee was formed to report back to the Government on what should be done with them. After much debate, it was decided to completely refurbish the terrace. Chester Terrace was restored in the early 1960s by a subsidiary of Hallmark Securities Ltd., with David Hodges as architect and Holland and Hannen and Cubitt Ltd. as builders.

The third report by the Crown Estate Commissioners detailed what was to happen. 'All the Terrace is being kept as individual houses within the existing main walls, except for two destroyed houses which are being renewed.

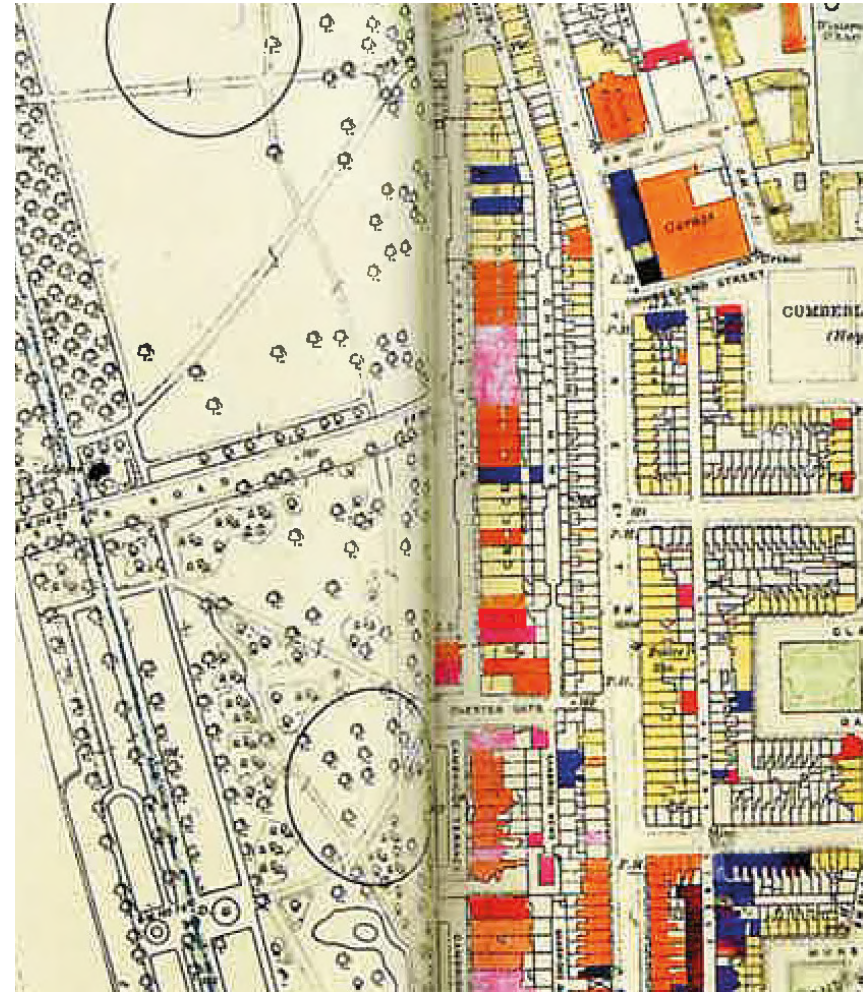
Roofs, floors, internal (not party) walls, timber work and loose brickwork are being renewed, and internal plaster stripped from the walls and small passenger lifts installed, so that the whole of the internal construction of each of the houses is new.

The repairs being made to the shell of the buildings are of such a nature that their strength and stability is very materially increased, resulting in there being given a new life which will surely be at least equal to the 99 year lease which has been granted. The new wood floors and the domestic loading on them is of no more than the structure was originally designed to sustain'.

3.3 The mews property to the rear was demolished - 'Smaller houses, a block of flats, shops and an underground garage are approved for the Mews site and the Albany Street frontage'.

3.4 The site photographs included within this submission highlight the amount of alterations which has been undertaken within No7 Chester Terrace.

3.5 Aside from the obvious lack of original details, fixtures and fittings, a 21st century roof structure is evident on the terrace.



The London County Council Bomb Damage Maps 1939 - 1945 Lawrence Ward

3. History and Development cont...

3.6 The Official List description [List Entry Number 1271885] relevant to No.7, and which is relevant to the whole terrace, has been copied below in its entirety. No.7 is not specifically mentioned within the description. The interiors of each of the properties were not inspected by English Heritage (now Historic England) at the time of listing – the listing is primarily a result of the external architectural quality of the group, as defined below and discussed in the following section.

“Grand palace-style terrace of 37 houses & 5 semi-detached houses. c1825. By John Nash. For the Commissioners of Woods, Forests and Land Revenues. Built by J Burton. Stucco. Slate mansard roofs with attic dormers.

EXTERIOR: the longest unbroken facade in Regent’s Park (approx 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade by thin triumphal arches.

Main Block (Nos 6-38): symmetrical composition of 3 and 4 storeys. 3 windows to each house. “A” bays, screen of 8 freestanding, fluted Corinthian columns supporting an entablature with modillion cornice above

which a recessed attic storey with round-arched windows. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights.

Windows with margin glazing. 1st floors with architraved sashes and continuous cast-iron balconies. “B” bays, round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. Architraved 1st and 2nd floor sashes; 1st floor with continuous cast-iron balcony.

Main projecting modillion cornice at 3rd floor level. Cornice and blocking course above 2nd floor. “C” bays, slightly projecting with screen of 6 attached, fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above. Round-arched ground floor openings; architraved heads linked by impost bands.

Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st & 2nd floors with architraved sashes; 1st floor with continuous cast-iron balcony.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings to areas. Linking triumphal arches with round-arched vehicle entrance flanked by pedestrian entrances. Inner elevations with 4 attached Corinthian columns supporting a modillion entablature above which a scrolled frieze, cornice and blocking course. Outer elevations with 4 Corinthian pilasters supporting a modillion entablature with panel inscribed “Chester Terrace”, cornice and blocking course.

Nos 4 & 5 and Nos 39 & 40: to south and north of arches respectively. Channelled stucco ground floors. Square-headed doorways with panelled doors and fanlights. Recessed sashes, upper floors with architraves; 1st floors with continuous cast-iron balconies. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Right hand return of No.4 pedimented with blind windows.

No.3: fronting on to Chester Gate. 2 storeys and basement. 4 windows. Forms the terminal return to main block. 3 central bays slightly projecting. Greek Doric prostyle portico; panelled door and fanlight. Recessed sashes,

3.0 History and Development cont...

those flanking the portico with shouldered architraves (left hand blind). Right hand bay with projecting bay window surmounted by parapet with central balustraded panel. Cornice and blocking course with central feature of segmental-headed cut out block flanked by panelled dies. Left hand angle with enriched pilaster strip and surmounted by anthemion acroterion; right hand angle with anthemion acroterion only. Symmetrical west frontage to garden; 2 windows, 1st floor with balconies. Bust of Nash on bracket between 1st floor windows. Parapet with central urn.

INTERIOR not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings to garden and flanking steps.

Nos 1, 2 & 41, 42: projecting pavilion blocks fronting Regent's Park and linked to main block by triumphal arches. Similar to "C" bays. 4 storeys. 5 windows and 3-window returns. Attached Corinthian columns (paired at angles) rise through 1st and 2nd floors to support entablature with projecting cornice; Corinthian pilasters to other fronts. Round-arched ground floor openings; windows architraved with margin glazing. Upper floors with recessed

sashes; 1st floor with cast-iron balconies except central window. 2nd and 3rd floor form attic storeys (2nd floor windows architraved) with cornice at 3rd floor sill level and cornice and blocking course above 3rd floor.

INTERIORS: not inspected.

HISTORICAL NOTE: No.13 was the residence of CR Cockerell, architect and antiquary (English Heritage plaque). (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 120)."

4. Assessment of Significance

No.7 Chester Terrace

4.1 The property has been subject to a level of alteration which reflects the WWII damage and the extensive 1960's renovation and rebuild, along with later alterations.

4.2 Architectural/aesthetic value/significance: The Site is of primary architectural interest through the quality of its external form and association with one of the most complete terraces bounding Regents Park, designed by John Nash. It contributes to the overall character of the terrace and, externally, remains largely in its early 19th-century form. The terrace demonstrates a very high level of composition and quality craftsmanship.

4.3 The interior has been subject to considerable alteration and was largely reconstructed post-war (as were the interiors of the other properties within the group). A large proportion of the fabric and the general internal construction now being mid-20th century in date.

The areas within the property that are of most significance are: i) the broadly readable (but altered) hierarchy of internal spaces from

ground to third floor; and, ii) traditional sash windows. Unsympathetic cornices and skirting boards are present in many rooms and are not original.

4.4 The interior is of no particular, intrinsic, merit. Detailing is post-WWII throughout and, although a sympathetic layout was reinstated, as far as possible (the addition of the lift altered the room proportions),

4.5 The existing roof form is not original and, along with the majority of internal partition walls and cornicing, date to the 1960s and c.1989 when the property was comprehensively renovated initially as part of the wider improvements made to the Chester Terrace, post-war and subsequently in more recent years.

4.6 Historical value/significance: The site is of historical significance only insofar as it forms part of a group of properties that survives as one of the most complete terraces in Regents Park.

4.7 The group can be attributed to John Nash,

an influential and prolific architect of the period.

4.8 Artistic value/significance: The property is of no artistic interest as far as its interior is concerned. It is of some artistic value through the level of craftsmanship evident in the quality of its external elevations, and the composition and detail of the external form of the wider terrace when seen and appreciated as a whole.

4.9 Archaeological and evidential value/significance: The property is of some evidential value as a surviving example of how the wealthier classes of the early to mid-19th century conducted their lives and how the area around Regents Park developed.

4.10 In summary, the Site is of very high, and primarily architectural/aesthetic, interest through the quality of its elevations and its contribution to the wider composition, and overall aesthetic, of the terrace. The interior is of limited value today, with the general hierarchy of spaces being one of the only surviving elements of interest which

4. Assessment of Significance cont...

contributes to the property's overall heritage value – something which will be maintained as part of proposals.

4.11 The property has been substantially altered, along with its setting (discussed below) due to the mid-20th century redevelopment to the east, which included the loss of the mews properties associated with the terrace.

4.12 The Regents Park Conservation Area Appraisal is broken up into sections according to six sub-areas which combine to make up the conservation area. 'Regents Park and Terraces fronting the park and their mews' is sub-area 1, and takes in the application site.

4.13 The appraisal notes, at p.27: "Chester Terrace is set back from the park with a strip of contained shared gardens with flowering plans, shrubbery and trees. Chester Terrace is the longest unbroken façade in the park (287m/840ft) with a complex alternating system of bays (ABCBABCBA) totally 99 bays, marked by giant Corinthian columns attached and detached in groups which rise from ground floor level.

Balconies run continuously between and behind the columns. At either end are projecting wings, connected to the main façade by theatrically thin triumphal arches inset with the name 'Chester Terrace' across the full street width".

4.14 It goes on to observe that the space created between Cumberland Place, Chester Terrace and Chester Place is a complex one, which is the result of Nash's overall theatrical composition.

4.15 Other than the above examples, Chester Terrace is mentioned relatively little within the document. It does, at p.90, make the point that 'the whole of the internal construction of each house is new' as announced by the Commissioners in 1962 (already noted above).

4.16 The terraces surrounding Regents Park are effectively the transition zone between the parkland and housing. Immediately to the east (rear) of Chester Terrace is the substantial, and quite dense, 1960s housing development which was built post-war and resulted in the loss of the mews properties associated with Chester Terrace.

4.17 This sub-area runs from Cumberland Footbridge to Park Square East. All the terraced properties around the park were built, and most importantly designed, to be seen from it. They are statement buildings and Chester Terrace is one of the finer surviving examples. Although all these terraces were built with varying elevational treatments, rendered to look like stone, the Estate has always been keen to see the variation in finish removed and regularised. Over the years, this has been achieved.

4.18 It is the eastern side of the Park which has seen the most redevelopment in the 20th century, through the construction of the high-density houses to the east of Chester Terrace.

4.19 Key views within the conservation area include the view of Chester Terrace as seen from Chester Road and from Chester Place.

5. Assessment of Proposals

5.1 The modest proposal outlined in the drawings is to reinstate and maintain the existing kitchen, boiler room and utility room in their current positions on the lower ground floor.

5.2 Existing plumbing connections for drainage will be retained and reused. The usability and quality of the residence will be enhanced and protected by the quality and careful installation of joinery and cabinets, with the removal of two minor contemporary brick nibs to tidy up the current dilapidated provision.

6. Summary and Conclusions

6.1 This Heritage Statement has provided a summary assessment of the impact of the proposals on the heritage significance of No.7 Chester Terrace, which is one single-family dwelling.

6.2 This statement concludes that the proposals do not result in any unacceptable loss of historic fabric or harm to the significance of the Site. Furthermore, the alterations proposed do not result in any harm to or loss of significance to the Regents Park Conservation Area.

6.3 The alterations proposed are intended to improve on the existing arrangement by removing unnecessary partitioning, creating better circulation and reintroducing more appropriate and better quality detailing.

6.4 In those areas where rooms are opened up and partitioning removed, wall nibs are retained and/or columns introduced to ensure there is a visual distinction between spaces and clear reference to the original room proportions.

6.5 The proposals are considered informed and appropriate.

This Statement satisfies the requirement of paragraph 128 of the NPPF insofar as it provides a proportionate assessment of the significance of designated heritage assets affected by the proposals and assesses the impact of the proposals on heritage significance.

7. Bibliography

Works cited

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