

Our Ref: 4431

01 November 2023

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London Borough of Camden

2nd Floor

5 Pancras Square  
c/o Town Hall, Judd Street  
London  
WC1H 9JE

Dear Sirs,

### **Application for Planning Permission and Listed Building Consent**

#### **34 Chester Terrace, LONDON, NW1 4ND**

Please find enclosed an application for planning permission and listed building consent for proposed works at 34 Chester Terrace, LONDON, NW1 4ND (the "Site"). The application for planning permission and listed building consent has been submitted via the Planning Portal accordingly.

Planning permission and listed building consent is sought for the following proposals (the "Proposed Development"):

*"Application for planning permission and listed building consent, for increased depth to existing vault space, alterations to window / door openings within existing lightwell and minor internal alterations to existing dwellinghouse".*

#### **Existing Site**

The Site comprises an existing Grade I listed dwellinghouse with associated lightwell and vault space.

#### **Details of Statutory Listing**

As set out above, the Site is Grade I Listed, as part of a wider listing (Statutory Listed Building reference: 1271885). The statutory listing relates to the entire row of dwellings to which this Site falls within and is part of (1-42 Chester Terrace). The statutory listing also relates to the associated/attached railings and linking arches.



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The statutory listing, referenced above, indicates that the listing is primarily related to external appearance and facades of the listed buildings. No reference is made to lightwells, vaults, or internal features (to which this application for planning permission and listed building consent relates).

### **Proposed Development**

As set out above, planning permission, and listed building consent, is sought for an increased depth to existing vault space, alterations to window / door openings within existing lightwell and minor internal alterations to existing dwellinghouse. Internal alterations include the removal of the existing utility cupboards from the basement laundry space and plant relocated to existing plant area in the vault.

The details of the Proposed Development are explained, and illustrated, within the accompanying Design and Access Statement, prepared by Dovetail Architects.

As explained within the accompanying Design and Access Statement, the Proposed Development has been carefully designed (in consultation with expert heritage advisors), cognisant of the Grade I listing referenced above.

The Proposed Development (which relates, primarily to the vaults, lightwell and internal alterations) is similar to works approved, and implemented, to other Grade I Listed buildings within this terrace.

### **Planning Policy**

Section 38(6) of the 2004 Planning and Compulsory Purchase Act requires that determination of any planning application must be in accordance with the development plan unless material considerations indicate otherwise.

The adopted 'Development Plan' for LBC comprises:

- **The London Plan, 2021**, prepared by the GLA; and
- **The Camden Local Plan, 2017**.

The Proposed Development is minor in nature and, as such, the Camden Local Plan is the most relevant planning policy document for the determination of the Proposed Development.

Policy D2 of the Camden Local Plan sets out that the London Borough of Camden will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets including listed buildings and that the London Borough of Camden will not permit substantial harm to a designated heritage asset.

Policy A5 of the Camden Local Plan sets out that the London Borough of Camden will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to neighbouring properties and structural integrity.

As part of the formulation of the Proposed Development a multi-disciplinary team of experts have been appointed accordingly. The key issues raised in the aforementioned planning policies have been thoroughly reviewed and addressed accordingly, as summarised below:

### Heritage

A Heritage Statement, prepared by Thames Valley Archaeological Services concludes that the Proposed Development is acceptable from a heritage perspective. The Proposed Development is sympathetic to the historic nature of the Site and would not change the character of the Site.



### Basement Impact

The enclosed Basement Impact Assessment, prepared by TZG Partnership, concludes that *any impacts associated with the Proposed Development will only be temporary and will be negligible, in any event.*

### Construction Management

A Construction Management Plan, prepared by Emerson Willis, demonstrates that logistics of the Proposed minor development has been carefully considered and will be undertaken with health and safety requirements and the amenity of nearby residents in mind accordingly.

Given the above, it is concluded that the Proposed Development (which is minor in nature) is in full accordance with the Development Plan and planning permission and listed building consent should be granted accordingly.

### **Application Deliverables**

Please find enclosed the following planning application documents in accordance with the London Borough of Camden's planning application, and listed building consent application, validation requirements:

- **Planning Application, and Listed Building Consent Form** prepared by Dovetail;
- **Community Infrastructure Levy Form** prepared by Dovetail;
- **Planning Statement (this letter)** prepared by Dovetail;
- **Design and Access Statement** prepared by Dovetail Architects;
- **Location Plan** prepared by Dovetail Architects;
- **Existing and Proposed Drawings** prepared by Dovetail Architects;
- **Basement Impact Assessment** prepared by TZG Partnership;
- **Construction Management Plan** prepared by Emerson Willis; and
- **Heritage Statement** prepared by Thames Valley Archaeological Services.

We trust that the enclosed is all in order and look forward to receiving confirmation that the enclosed application for both planning permission and listed building consent is validated.

Should you have any queries please do not hesitate to contact Luke Thrumble of this office.

Yours sincerely,

**Luke Thrumble MRTPI**

**Head of Planning**

For and on behalf of Dovetail Architects Limited



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