

Application ref: 2023/0282/P
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Date: 11 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Philip Davies Heritage and Planning
51 Clarendon Court
Finchley Road
London
NW11 6AD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Chester Terrace Gardens
Chester Terrace
London
NW1 4ND

Proposal:

Demolition and rebuilding of listed garden retaining wall and balustrade

Drawing Nos:

Site Location Plan Rev 02, 24509-11 P1, 24509-50 P1, 24509-80 P1, 24509-81 P1, 24509-82 P1, 24509-101 P1, 24509-102 P1, 24509-103 P1, 24509-104 P1, 24509-105 P1, 24509-106 P1, 24509-107 P1, 24509-110 P1, 24509-111 P1, 24509-112 P1, 24509-113 P1, 24509-114 P1, 24509-115 P1, 24509-116 P1, 24509-117 P1, 24509-120 P1, 24509-122 P1, 24509-125 P1, 24509-126 P1, 24509-127 P1, 24509-128 P1, 24509-130 P1, 24509-131 P1, 24509-132 P1, 24509-133 P1, 24509-201 P1, TLG.515.SS.400, TLG.515.SS.401, TLG.515.SS.402, TLG.515.SS.403, TLG.515.SS.404 REV A, TLG.515.SS.405 REV A, TLG.515.SS.406 REV A, TLG.515.SS.407 REV A, TLG.515.SS.408 REV A, TLG.515.SS.409 REV A, TLG.515.SS.410 REV A, TLG.515.SS.411 REV A, TLG.515.SS.412 REV A, TLG.515.SS.413 REV A, TLG.515.SS.414 REV A, TLG.515.SS.415 REV A, TLG.515.SS.416 REV A, TLG.515.SS.416 REV A

Documents: Design and Access Statement, Method Statement (Hurst Peirce + Malcom 27/11/2022), Arboricultural Report (Tim Moya Assoc Nov 2022), Chester Terrace Balustrade Summary of ABA Initial Review 1942/200/DB (dated 22/07/21), RETAINING WALL REMEDIATION STRUCTURAL REVIEW (Ramboll August 2021), Scheme Proposals and Pricing Summary Document HPM DOC 24509-211213(REV07) (Hurst Peirce + Malcom 13/12/2021), Balustrade Structural Appraisal

Addendum Report (Hurst Peirce + Malcom 28/11/2020)

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 Rev 02, 24509-11 P1, 24509-50 P1, 24509-80 P1, 24509-81 P1, 24509-82 P1, 24509-101 P1, 24509-102 P1, 24509-103 P1, 24509-104 P1, 24509-105 P1, 24509-106 P1, 24509-107 P1, 24509-110 P1, 24509-111 P1, 24509-112 P1, 24509-113 P1, 24509-114 P1, 24509-115 P1, 24509-116 P1, 24509-117 P1, 24509-120 P1, 24509-122 P1, 24509-125 P1, 24509-126 P1, 24509-127 P1, 24509-128 P1, 24509-130 P1, 24509-131 P1, 24509-132 P1, 24509-133 P1, 24509-201 P1, TLG.515.SS.400, TLG.515.SS.401, TLG.515.SS.402, TLG.515.SS.403, TLG.515.SS.404 REV A, TLG.515.SS.405 REV A, TLG.515.SS.406 REV A, TLG.515.SS.407 REV A, TLG.515.SS.408 REV A, TLG.515.SS.409 REV A, TLG.515.SS.410 REV A, TLG.515.SS.411 REV A, TLG.515.SS.412 REV A, TLG.515.SS.413 REV A, TLG.515.SS.414 REV A, TLG.515.SS.415 REV A, TLG.515.SS.416 REV A, TLG.515.SS.416 REV A

Documents: Design and Access Statement, Method Statement (Hurst Peirce + Malcom 27/11/2022), Arboricultural Report (Tim Moya Assoc Nov 2022), Chester Terrace Balustrade Summary of ABA Initial Review 1942/200/DB (dated 22/07/21), RETAINING WALL REMEDIATION STRUCTURAL REVIEW (Ramboll August 2021), Scheme Proposals and Pricing Summary Document HPM DOC 24509-211213(REV07) (Hurst Peirce + Malcom 13/12/2021), Balustrade Structural Appraisal Addendum Report (Hurst Peirce + Malcom 28/11/2020)

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Tree Protection Plan by Tim Moya Associates ref. 220928-PD-11b dated November 2022. All

trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels and include a tree planting maintenance plan with irrigation information. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Within 4 weeks of the completion of works the 14 Lampposts and 3 gates shall be reinstated in their original locations.

Reason: In order to safeguard the special historic interest of the streetscape elements, and maintain the setting of the listed buildings in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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.

- 3 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-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



Daniel Pope
Chief Planning Officer