

Application ref: 2024/1808/L  
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Firstplan  
Firstplan  
Broadwall House  
21 Broadwall  
London  
SE1 9PL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**25 Chester Terrace**  
**London**  
**Camden**  
**NW1 4ND**

Proposal: Excavation and lowering of existing basement vaults and associated works.

Drawing Nos: Location Plan, GHV: - 700, 701, 711, 720, 721, 722, 723, 724, 725, 726, 727, 728

Design and Access Statement for Vaults (BB Partnership), Planning and Heritage Statement (FirstPlan - 07/02/2024)

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved documents and drawings:

Location Plan, GHV: - 700, 701, 711, 720, 721, 722, 723, 724, 725, 726, 727, 728

Design and Access Statement for Vaults (BB Partnership), Planning and Heritage Statement (FirstPlan - 07/02/2024)

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting Listed Building Consent:

On 13/09/2023 planning permission 2023/3196/P and Listed Building Consent 2023/3610/L were granted for 'Works to front vault area: Removal of part of 2 vault walls to create openings between vaults; Removal of existing concrete floor and install new concrete floor at lower level; enclosed hallway linking vaults to main house; steps down to vaults'.

The approved scheme included a lowering of the depth of the vaults by 900mm of excavation. The current proposal is for a lowering of the vaults by 1200mm of excavation. This is proposed to provide the minimum depth / floor to ceiling height required in order to ensure these currently vacant and underused/wasted spaces can be put to a productive use in association with the existing dwellinghouse.

The other works proposed within the current application are those already approved under the previous consents, as follows:

- Addition of partitioning wall within lightwell
- Removal of dividing walls between existing basement vaults
- Replacement of existing lightwell concrete flooring with New York stone;
- Refurbishment of existing lightwell external stairs from street level and associated balustrade; and
- Replacement of existing and installation of new door from main dwelling house into lightwell

The lowering of the floor level whilst not preserving the historic proportions of the vaults as built is a modification that can be found in a number of the properties in the terrace and can be considered to impact only marginally on

the architectural significance of the terrace because the proportions of the vaults cannot be judged from the public highway.

The Council's Conservation Officer has noted that it is proposed to replace the timber doors to the vaults with glazed windows. Notwithstanding that this change was approved under the previous applications (2023/3196/P & 2023/3610/L) it is considered that the traditional form of the doors - paint plank doors - should be kept as they contribute to the unified appearance and significance of the terrace. The vaults were principally designed for the storage of coal and were not designed for modern living. A condition is attached to the planning permission (2024/0722/P) accordingly, to secure the retention of plain plank doors to the vaults.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal would not harm the significance of the Listed Building. The proposal therefore complies with policy D2 of the Camden Local Plan. It would also comply with the London Plan 2021 and the NPPF 2023.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer