

Application ref: 2024/0722/P
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Date: 25 July 2024

Development Management
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London Borough of Camden
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Firstplan
Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application 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 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 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: 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 Notwithstanding planning permission 2023/3196/P and Listed Building Consent 2023/3610/L, 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 plank doors to vaults at a scale of 1:10 with typical framing and glazing bar section at 1:1.

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:

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 to be attached accordingly, to secure the retention of plain plank doors to the vaults.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals would not harm the amenity or living conditions at any neighbouring sites.

Where excavation is undertaken under or within proximity of a LB Camden highway, it can be necessary for the applicant to enter into an 'Approval in Principle' secured under a S.106 agreement to safeguard the highway. Chester Terrace is not an LB Camden Highway. It comes under the remit of the Crown Estate Paving Commission. The applicant has served notice on the Crown Estate Paving Commission of the application.

The site's planning history and the planning history of the neighbouring sites have been taken into consideration in the assessment of the proposal.

As such, the proposal would not harm the quality of the townscape, the significance of the Listed Building or Conservation Area or the amenity of any neighbouring occupiers. The proposal therefore complies with policies A1, D1 and D2 of the Camden Local Plan. It would also comply with the London Plan

2021 and the NPPF 2023.

- 2 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).
- 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.

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:

<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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer