

Application ref: 2023/5115/L  
Contact: Jessica McDonnell-Buwalda  
Tel: 020 7974 3844  
Email: Jessica.McDonnell-Buwalda@camden.gov.uk  
Date: 26 July 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dovetail Architects Ltd  
Unex Tower  
Station Street  
Stratford  
London  
E15 1DA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**34 Chester Terrace  
London  
Camden  
NW1 4ND**

Proposal:

Replacement of all existing rear elevation 12mm slimlite double glazed windows with new like-for-like timber framed 12mm slimlite double-glazed units.

Drawing Nos: PL03\_Existing Floor Plans - B, GF, 1F; PL04\_Existing Floor Plans - 2F, 3F; PL05A\_Existing Elevations; PL20A\_Proposed Elevations; PL21A\_Existing and Proposed Section

Supporting Documents - Heritage Statement\_REV 1\_April 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 plans:

PL03\_Existing Floor Plans - B, GF, 1F; PL04\_Existing Floor Plans - 2F, 3F; PL05A\_Existing Elevations; PL20A\_Proposed Elevations; PL21A\_Existing and Proposed Section

Supporting Documents - Heritage Statement\_REV 1\_April 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 The application building at 34 Chester Terrace is one in a terrace of 37 townhouses and 5 semi-detached houses that are collectively Listed as Grade I on the National Heritage List for England (No. 1271885). The site is also located in the Regents Park Conservation Area. Constructed c.1825 the mid-terrace property forms part of architect John Nash's wider master planned urban landscape of Regents Park that derives particular significance from its uniform grand palace style elevational treatment. The terrace was subject to WWII bomb damage and the rear elevations have been largely rebuilt with limited original historic fabric surviving.

The subject application works include the replacement of the existing slimlite double glazed windows with like-for-like timber framed 12mm slimlite units. The windows proposed for removal are not historic fabric (replaced under 2011/4085/L, 2011/4084/P) and there would be no change to the openings, fenestration or style of the joinery. All box frames, internal linings and shutters to remain intact and un-altered.

It is therefore considered that the proposed replacement joinery would pose the same effects as the existing condition with no associated harmful impact on the character and appearance of the Regents Park Conservation Area or significance and special architectural and historic interest of the listed building and setting.

The application has been advertised in the press and by site notice whereby there was one response from the Regents Park Conservation Area Advisory Committee. The response raised concern with the previously proposed Low-E reflective film coating to the glazing, this specification has been omitted with

clear float glass now proposed. Historic England was consulted and issued a letter of flexible authority ratified by the Secretary of State 7 May 2024.

- 2 The site's planning history has been taken into account when making this decision.

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 is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 3 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.
- 4 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.
- 5 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](http://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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer