

Application ref: 2024/4410/L  
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Date: 25 November 2024

**Development Management**  
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QADC Ltd.  
12-14 Wilfred Street  
London  
SW1E 6PL

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**29 Chester Terrace**  
**London**  
**NW1 4ND**

Proposal:

Internal alterations to lower ground floor garage in association with conversion to habitable accommodation (retrospective).

Drawing Nos: Location Plan (Planning Portal Reference: PP-13465203v1);  
29CT/SP/01; 29CT/EX/01; 29CT/PR/01;

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

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan (Planning Portal Reference: PP-13465203v1); 29CT/SP/01;  
29CT/EX/01; 29CT/PR/01;

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 (retrospective):

The application building is a Grade I listed building, forming part of a wider terrace on the east side of Regent's Park. The special interest of the building is derived mainly from its grand elevation and the relationship to the setting of Regent's Park. Louis de Soissons' 20th century reconstruction of much of John Nash's terraces in Regent's Park is well documented. The interiors were radically swept away and replaced with an altered floor plan to accommodate offices and later residential including new lifts to each building.

This application seeks retrospective consent for the conversion of the lower ground floor garage into a bedroom and bathroom in circa 2007. The works consisted of a small area of partitioning to create a shower room and plant room, as well as insulation boarded to the inside of the garage door.

The garage itself is a twentieth century alteration to the building, with the works not affecting a feature of note or area of historic plan form.

Historic England was consulted and responded with a signed and stamped letter from the National Planning Casework Unit, authorising the Council to determine to the application as it sees fit. Regent's Park CAAC were also consulted and raised no objection to the proposals. The Crown Estate provided a comment, advising that the property has two unallocated spaces, not two allocated parking spaces which are mentioned in the Design and Access Statement. Whether parking spaces are allocated, or unallocated has no bearing on the determination of this application, as all that can be considered is the impact on the special interest of the listed building.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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 the National Planning Policy Framework.

The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer