

Application ref: 2024/5065/L
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Date: 24 December 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

www.camden.gov.uk/planning

Mr Dougal Sadler
72 Stanley Gardens
London
W3 7SZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Chester Place
London
NW1 4NB

Proposal:
Internal works comprising replacement of bathroom fittings throughout and replacement of flooring at ground-floor level.

Drawing Nos:
7 Chester Place_DAS and Heritage Statement; Location Plan_A010/A; Existing Plans_A099/B-A103/B; Proposed Plans_A199/C- A203/C; Existing Elevations_A629/A- A633/A; Proposed Elevations_ A639/A-A643/A

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:

7 Chester Place_DAS and Heritage Statement; Location Plan_A010/A; Existing Plans_A099/B-A103/B; Proposed Plans_A199/C- A203/C; Existing Elevations_A629/A- A633/A; Proposed Elevations_A639/A-A643/A

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:

The building at 7 Chester Place is Grade I listed on the National Heritage List for England (No. 1242936) and is located within the Regents Park Conservation Area. The property is centrally positioned in a terrace of 12 townhouses, constructed c.1826 to the design of John Nash on the eastern edge of Regents Park forming part of the group of uniform Palace-style Grade I listed terraces. The significance of this designated heritage asset is derived from its architectural treatment as part of the wider master-planned urban landscape and its surviving historic internal planform, fabric, and features.

The proposed application works include the renewal of bathroom fixtures and fittings throughout, and the replacement of the modern ground-floor tiled flooring with new timber floorboards.

The replacement sanitaryware would reuse the existing plumbing, and not require new service runs to be cut through the historic fabric. Plaster wall finishes, skirting boards, and timber panelling would be introduced, which are more traditionally appropriate materials and details for the property.

The modern tiled finish on the ground floor will be replaced with timber floorboards. The floor substrate would be retained or repaired/replaced like-for-like following the lifting of the tiles, and the existing skirting boards would be retained and protected.

The proposed alterations to the bathrooms and ground-floor flooring would only remove modern fabric and reintroduce traditional materials and finishes, thereby causing no harm by preserving and enhancing the special architectural interest of the listed building. As no external alterations are proposed, there will be no impact on the character and appearance of the Regents Park Conservation Area or the setting of the wider listed terrace.

The application has been advertised in the press and by site notice, with no public consultation responses. The Regents Park Conservation Area Advisory Committee responded on 2 December with no objections, and Historic England issued a letter of flexible authority, ratified by the Secretary of State on 12 December 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 2021 and the National Planning Policy Framework 2024.

- 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) 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.

- 6 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).

- 7 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer