

Application ref: 2024/5679/P
Contact: Alan Wito
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Date: 12 February 2025

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BB Partnership
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

25 Chester Terrace
London
NW1 4ND

Proposal:

Details of front lightwell glazed doors, new garage doors and roof terrace details required by condition 4 of planning permission 2023/0791/P dated 5/12/2023 for the creation of a roof terrace, installation of York stone to front lightwell with new enclosure beneath main entrance stair, replacement garage door to rear.

Drawing Nos: GHV - 434 Rev A; GHV - 436; GHV - 437; GHV - 438; GHV - 439; GHV - 440; GHV - 441; GHV - 442;

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:

The building is Grade I listed, lies in Regent's Park Conservation Area and is in the setting of Regent's Park which is a Grade I listed Registered Park and Garden.

Condition 4 of planning permission 2023/0791/P required the submission of the following details:

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.

The submitted details broadly match what is on the approved drawings and show a design with timber framing and a glazing pattern which is in keeping with the age and style of the building.

b) Elevation and section drawings of new rear door, garage door and top window at a scale of 1:10 with typical window framing and glazing bar section at 1:1.

The submitted details broadly match what is on the approved drawings and show a design with timber vertical boarding and a glazing pattern which is in keeping with the age and style of the building.

c) Elevation, section and floor plan drawings of new roof terrace at a scale 1:20 with details of the new enclosure and schedule of materials.

The submitted details demonstrate that the stair enclosure and terrace cladding materials will not rise above the height of the slate roof, therefore maintain the appearance of a traditional roof form to the surrounding area. The rooflight is in a conservation style which sits flush with the roof face and is appropriate on a building this age and style.

The significance of the listed buildings, the character and appearance of Regent's Park Conservation Area and the setting the Regent's Park is largely derived from the formal relationship of all these elements to each other. The formal terraces which bound the park are uniform in appearance. None of these qualities will be affected by the proposals.

The submitted details show appropriate designs, which will preserve the special interest of the listed building, the setting of neighbouring listed buildings, the character and appearance of Regent Park Conservation Area as well as the setting of Regent's Park as a Registered Park and Garden.

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 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.


- 2 You are advised that all conditions relating to planning permission granted on 5/12/23 (2023/0791/P) which need details to be submitted, have been approved.

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