

Application ref: 2024/5697/P
Contact: Alan Wito
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Date: 13 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 doors and glazing required by condition 4 of planning permission 2024/0722/P dated 25/7/2024 for the excavation and lowering of existing basement vaults and associated works.

Drawing Nos: GHV - 434 Rev A; GHV - 435; GHV - 441; GHV - 443;

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 2024/0722/P requires 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 plank doors to vaults 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 vertical boarding and a glazing pattern which is in keeping with the age and style of the building.

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. 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 special interest of the listed building, the setting of adjoining listed buildings and the character and appearance of the conservation area, under s.16, s.66 and s.72 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 proposal 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 25/7/24 (2024/0722/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', written in a cursive style.

Daniel Pope
Chief Planning Officer