



UNION4 PLANNING

Hill House Interiors

10 Chester Terrace, London, NW1 4ND

Minor internal alterations comprising insertion of partition walls and new escape windows, replacement of garage door with window, lowering of basement vaults and associated works.

PLANNING, HERITAGE AND DESIGN AND ACCESS STATEMENT

March 2025



UNION4
PLANNING

Document Control

Project: 10 Chester Terrace

Client: Hill House Interiors

Job Number: U0589

Author(s): Tanya Kozak

Checked By: Jonathan Rowlatt

Date: March 2025

Revision: 01

10 York Road | London | SE1 7ND
0207 122 0094
planning@union4.co.uk
www.union4.co.uk

Contents

1.0	Introduction	2
2.0	Site Location and Description	3
3.0	Heritage Statement.....	6
4.0	Proposed Development	9
5.0	Planning Policy Context	11
6.0	Planning and Heritage Assessment.....	14
7.0	Design and Access Statement	17
8.0	Summary and Conclusions	18

1.0 Introduction

- 1.1 This Planning, Heritage and Design and Access Statement has been prepared by Union4 Planning on behalf of Hill House Interiors in support of a planning application for a proposed development at 10 Chester Terrace, London, NW1 4ND.
- 1.2 The proposed development comprises minor internal works to the building including reconfiguration of the floorspace, insertion of internal walls, and new openings in the lower ground floor vaults.
- 1.3 This Statement provides a comprehensive overview of the proposals and includes an assessment of the proposed development against the relevant planning policy and guidance. The application is also supported by the following documents:
- Application Form and Certificates;
 - Plan Drawings;
 - CIL Form.

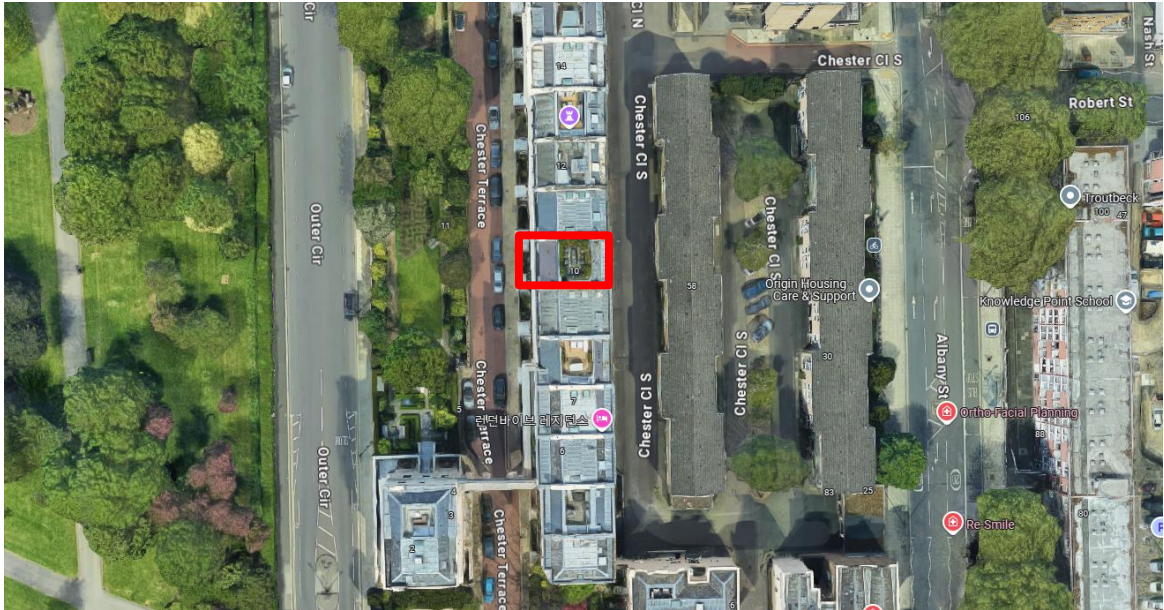
Structure of this Planning Statement

- 1.4 This Planning Statement is set out as follows:
- Section 2 provides an overview of the application site's location and description along with any relevant planning history;
 - Section 3 provides a Heritage Statement;
 - Section 4 describes the proposed development;
 - Section 5 sets out the policy context pertaining to the proposals;
 - Section 6 outlines the planning and heritage considerations which are pertinent to the application;
 - Section 7 provides a Design and Access Statement;
 - Section 8 provides a summary and conclusions.

2.0 Site Location and Description

- 2.1 The application site comprises a mid-terrace dwelling which forms part of the Grade I Listed Chester Terrace (Nos. 1-42). It runs parallel to Outer Circle, which forms the eastern boundary of Regent's Park, a Grade I Park and Garden.

Figure 1: Site Location (boundary approximate)



Source: Google Maps (2025)

- 2.2 Chester Terrace is uniform in design, comprised of three storeys dwellings with basement and loft levels. No. 10 sits in the southern extent, to the west of an adjacent block of flats on Chester Close South.
- 2.3 The wider area is mixed in nature. Within the immediate vicinity are several other residential properties, namely to the east. As noted above, Regent's Park is directly west. Further north is Mornington Crescent which leads to Camden Town, whilst to the south is the mixed-use area of Fitzrovia.
- 2.4 The site is within the Regent's Park Conservation Area and in close proximity to a number of listed buildings. As highlighted above, the property itself is Grade I Listed.
- 2.5 There is a long strip of front garden land running parallel to the terrace row which is designated Local Plan Open Space although it should be noted that no works are proposed within this area.

Planning History

- 2.6 There is limited planning history for the site available via Camden Council's planning register, which sets out a small number of minor applications and listed building consents dating back to 2014.

Reference	Description	Decision	Application Type
2015/6788/L	<i>Addition of decorative pediments over the internal doors of the house</i>	Granted 01/04/2016	Listed Building Consent
2014/7510/L	<i>Minor alteration to internal layout, insertion of new flight of stairs above existing staircase to connect 3rd floor to new roof terrace and excavation of vaults and lowering by approximately 500mm</i>	Granted 23/02/2015	Listed Building Consent
2014/7481/P	<i>Creation of roof terrace at roof level</i>	Granted 23/02/2015	Householder Application

Precedent Applications

- 2.7 There have been a number of similar applications within Chester Terrace which have been supported by the Local Authority, examples of which are provided below.

Reference	Description	Decision	Application Type
2024/4410/L	<i>Internal alterations to lower ground floor garage in association with conversion to habitable accommodation (retrospective). 29 Chester Terrace</i>	Granted 25/11/2024	Listed Building Consent
2024/0722/P 2024/1808/L	<i>Excavation and lowering of existing basement vaults and associated works. 25 Chester Terrace</i>	Granted 25/07/2024	Planning Permission / Listed Building Consent
2023/3196/P 2023/3610/L	<i>Works to front vault area: Removal of part of 2 vault walls to create openings between vaults; Removal of existing concrete floor and install new concrete floor at lower level; enclosed hallway linking vaults to main house; steps down to vaults. 25 Chester Terrace</i>	Granted 20/12/2023	Planning Permission / Listed Building Consent

2022/1634/P 2022/2376/L	<i>Excavation of third existing vault following approval for excavation to the two remaining existing vaults approved under Planning Application 2020/4680/P and Listed Building Consent 2020/5521/L dated 28.04.21.</i> <i>Introduction of a fully reversible cavity drainage waterproofing membrane to all three vaults.</i> <i>11 Chester Terrace</i>	Granted 17/08/2022	Planning Permission / Listed Building Consent
2021/5977/L	<i>Internal alterations on all floors including front vaults and installation of security bars to one window on the rear elevation at basement level.</i> <i>26 Chester Terrace</i>	Granted 12/09/2022	Listed Building Consent

- 2.8 The above examples are not exhaustive, however set a clear precedent for works to properties along Chester Terrace and notably excavation and alterations to the vaults.

3.0 Heritage Statement

- 3.1 This section sets out the heritage context for the site and immediate surroundings. It describes the character and appearance of the relevant heritage assets within the area along with their significance. An assessment of any impacts is set out within the Planning Considerations in Section 6 of this report.

Regents Park Conservation Area

- 3.2 The site is situated within the Regents Park Conservation Area (CA) which covers the entirety of Regents Park and immediate surrounding areas. The CA crosses both the jurisdictions of the London Borough (LB) of Camden and Westminster City Council.
- 3.3 LB Camden adopted the Regent's Park Conservation Area Appraisal and Management Strategy on 11 July 2011. It describes the special character of the area and sets out positive actions to preserve and enhance this character, to anticipate change, and the need for future review.
- 3.4 Chester Terrace is located within the southeastern extent of the CA and is described within the CA Appraisal as follows:

"Chester Terrace is set back from the park with a strip of contained shared gardens with flowering plants, shrubbery and trees. Chester Terrace is the longest unbroken façade in the park (287m/840ft) with a complex alternating systems of bays (ABCBABCBA) totalling 99 bays, marked by giant Corinthian columns attached and detached in groups which rise from ground floor level. Balconies run continuously between and behind the columns. At either end are projecting wings, connected to the main façade by theatrically thin triumphal arches inset with the name 'Chester Terrace' across the full street width."

Numbers 1-42 and Attached Railings and Linking Arches

- 3.5 The application site is part of the wider Grade I Listed 1-42 Chester Terrace. The Official List Entry provided by Historic England (Ref: 1271885) describes the terrace as follows:

"Grand palace-style terrace of 37 houses & 5 semi-detached houses. c1825. By John Nash. For the Commissioners of Woods, Forests and Land Revenues. Built by J Burton. Stucco. Slate mansard roofs with attic dormers. EXTERIOR: the longest unbroken facade in Regent's Park (approx 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade by thin triumphal arches. Main Block (Nos 6-38): symmetrical composition of 3 and 4 storeys. 3 windows to each house. "A" bays, screen of 8 free-standing, fluted Corinthian columns supporting an entablature with modillion cornice above which a recessed attic storey with round-arched windows. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st floors with

architraved sashes and continuous cast-iron balconies. "B" bays, round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. Architraved 1st and 2nd floor sashes; 1st floor with continuous cast-iron balcony. Main projecting modillion cornice at 3rd floor level. Cornice and blocking course above 2nd floor. "C" bays, slightly projecting with screen of 6 attached, fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st & 2nd floors with architraved sashes; 1st floor with continuous cast-iron balcony. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Linking triumphal arches with round-arched vehicle entrance flanked by pedestrian entrances. Inner elevations with 4 attached Corinthian columns supporting a modillion entablature above which a scrolled frieze, cornice and blocking course. Outer elevations with 4 Corinthian pilasters supporting a modillion entablature with panel inscribed "Chester Terrace", cornice and blocking course. Nos 4 & 5 and Nos 39 & 40: to south and north of arches respectively. Channelled stucco ground floors. Square-headed doorways with panelled doors and fanlights. Recessed sashes, upper floors with architraves; 1st floors with continuous cast-iron balconies. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Right hand return of No.4 pedimented with blind windows. No.3: fronting on to Chester Gate. 2 storeys and basement. 4 windows. Forms the terminal return to main block. 3 central bays slightly projecting. Greek Doric prostyle portico; panelled door and fanlight. Recessed sashes, those flanking the portico with shouldered architraves (left hand blind). Right hand bay with projecting bay window surmounted by parapet with central balustraded panel. Cornice and blocking course with central feature of segmental-headed cut out block flanked by panelled dies. Left hand angle with enriched pilaster strip and surmounted by anthemion acroterion; right hand angle with anthemion acroterion only. Symmetrical west frontage to garden; 2 windows, 1st floor with balconies. Bust of Nash on bracket between 1st floor windows. Parapet with central urn. INTERIOR not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to garden and flanking steps. Nos 1, 2 & 41, 42: projecting pavilion blocks fronting Regent's Park and linked to main block by triumphal arches. Similar to "C" bays. 4 storeys. 5 windows and 3-window returns. Attached Corinthian columns (paired at angles) rise through 1st and 2nd floors to support entablature with projecting cornice; Corinthian pilasters to other fronts. Round-arched ground floor openings; windows architraved with margin glazing. Upper floors with recessed sashes; 1st floor with cast-iron balconies except central window. 2nd and 3rd floor form attic storeys (2nd floor windows architraved) with

cornice at 3rd floor sill level and cornice and blocking course above 3rd floor. INTERIORS: not inspected. HISTORICAL NOTE: No.13 was the residence of CR Cockerell, architect and antiquary (English Heritage plaque). (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 120)."

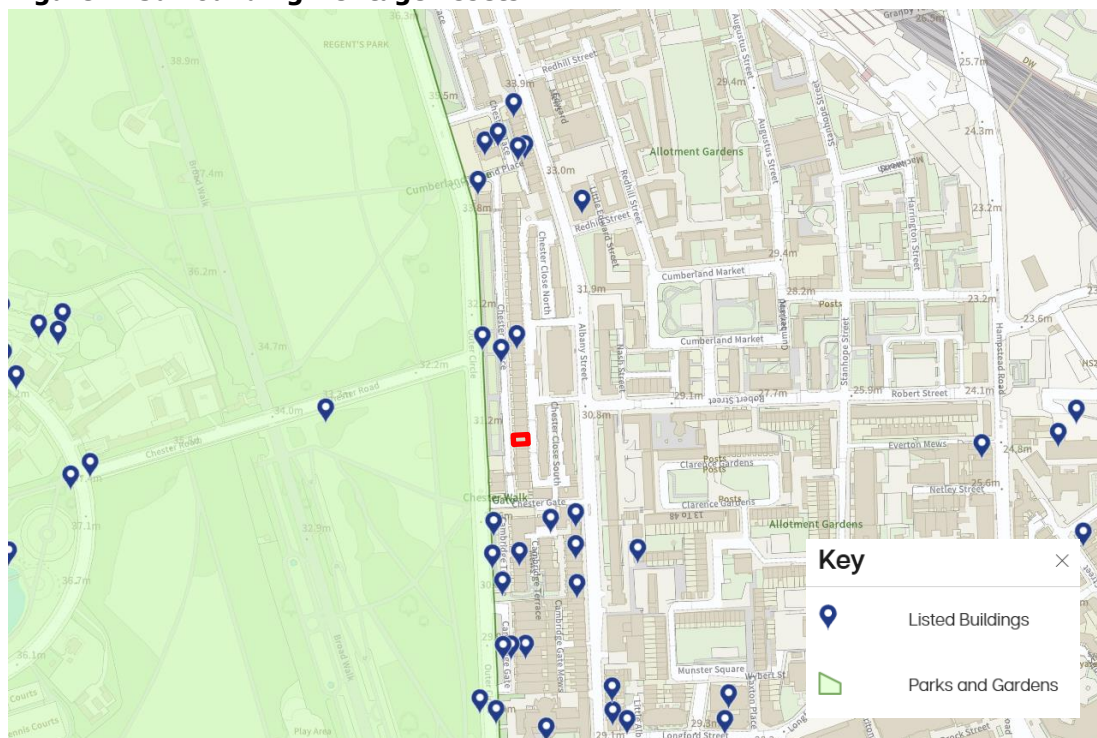
Significance of 10 Chester Terrace

- 3.6 10 Chester Terrace is Grade I Listed, having been designated in 1974. Historic England describes Grade I buildings as having exceptional interest, with only around 2.5% of listed buildings being Grade I.
- 3.7 The terrace was designed by John Nash and dates back to 1825. As highlighted within the Historic England List Entry, the building represents exceptional architectural quality and historic interest, forming part of an important early 19th Century terrace that is part of the Crown Estate.
- 3.8 No. 10 is also situated within the Regent's Park Conservation Area and is notable for its unbroken façade, clearly seen from within the park. The CA was designated in 1969 and includes development surrounding the park which is considered to be of the highest architectural hierarchy.

Surrounding Heritage Assets

- 3.9 There are a significant number of Listed Buildings within close proximity to the site, the majority of which are Grade II Listed.
- 3.10 Also of note is Regent's Park which is a Grade I Park and Garden.

Figure 2: Surrounding Heritage Assets



Source: Historic England (2025)

4.0 Proposed Development

4.1 The proposed development comprises a series of internal works to 10 Chester Terrace which are sought to improve the internal areas, improving the overall function of the floorspace.

4.2 The works are generally minor in nature and namely include the addition of internal partitions to reconfigure the ground, lower ground and third floor areas, along with lowering and new openings to the vaults.

Lower Ground

4.3 At lower ground floor level it is proposed to create new openings between the vaults to allow for more useable floorspace and to provide a new bathroom and plant room. At the same time, it is intended to lower the floor level of the vaults by 920mm to create an improved floor to ceiling height.

4.4 The floor area in the courtyard will also be lowered by 700mm, with new steps provided to the vaults and walkway.

4.5 Other changes are generally considered to be minor and include:

- New escape windows to replace existing doors to courtyard;
- Refurbishment of courtyard stairs;
- Insertion of partition walls and blocking of existing doorway; and
- Replacement of garage door with a new window.

4.6 The above changes are shown on the accompanying Proposed Lower Ground Floor Plan.

Ground Floor

4.7 At ground floor level it is proposed to insert new partition walls and glazed double doors to create a new entrance foyer. The remaining floorspace will be retained as existing.

Third Floor

4.8 At third floor level, new partition walls will be inserted to reconfigure the existing floorspace, creating a new dressing room and two ensuite bathrooms, whilst removing one bedroom.

External Works

4.9 The above works will result in minor changes to the exterior at lower ground floor level including the addition of new steps, a new external door and side lights. We would highlight that these will not be visible at street level, meaning the appearance of the front elevation will remain unchanged.

4.10 The garage door to the rear of the dwelling will also be replaced with a window, situated within the existing door frame.

Materials

4.11 The following materials are proposed within the courtyard:

- New External Door and Side Lights – Timber, Painted White
- New Escape Windows to Vaults – Timber, Painted White
- New Rendered Walls – Painted to Match Existing External Paint Colour
- Courtyard Slab – Porcelain Paving, Uniformed Slab Size. London Stone, Faro, Size: 600 x 900 x 20
- External Staircase – To be clad in the above paving with 20mm Bullnose Step

4.12 The new window to replace the garage door to the rear will include:

- New Window – Timber, Painted White
- New Masonry Wall – Rendered, painted to match the existing paint colour on adjacent walls

5.0 Planning Policy Context

- 5.1 This section considers the planning policies and legislative framework which together provide the context by which a planning application would be considered. It identifies the national, regional and local policies which are contained within statements of Government policy and the Development Plan for the site, or which may otherwise be material to the consideration of the proposed development.
- 5.2 The overall planning policy context is set by the National Planning Policy Framework (December 2024) and by the Development Plan which comprises the London Plan (March 2021) and the Camden Local Plan (July 2017).
- 5.3 The Council are also in the process of preparing a new Local Plan which is currently at Regulation 18 stage. The Plan was consulted on from 17 January to March 2024 and the Council are now considering the responses received with the aim to publish an updated version of the Plan in Spring 2025.
- 5.4 Given the relatively early stage in drafting the new Local Plan, policies are not likely to carry any substantial weight at this time and thus have not been considered with regard to this application.
- 5.5 The Council have also adopted a series of guidance documents, some of which are also relevant to the application site and include the following:
- Camden Design Guidance (January 2021);
 - Regent's Park Conservation Area Appraisal and Management Strategy (July 2011).

National Planning Policy Framework (December 2024)

- 5.6 The revised National Planning Policy Framework (NPPF) was published in December 2024 and promotes the delivery of sustainable development that meets the needs of the community. Paragraph 8 sets out that there are three overarching objectives to sustainable development which are an economic objective, a social objective and an environmental objective.
- 5.7 The theme of sustainable development is consistent throughout the NPPF. Paragraph 11 highlights that plans and decisions should apply a presumption in favour of sustainable development, which means approving development proposals that accord with an up-to-date development plan without delay.
- 5.8 Paragraph 124 outlines that planning policies and decisions should promote an effective use of land in meeting the need for homes, while improving the environment and ensuring safe and healthy living conditions.
- 5.9 Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

5.10 Paragraph 139 applies significant weight to development which reflects local design policies and government guidance on design, taking into account local design guidance and supplementary planning documents.

5.11 Chapter 16 sets out policy guidance for developments affecting the historic environment. Paragraph 202 highlights the significance of heritage assets, stating the following:

"These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."

5.12 Paragraph 210 states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

5.13 Paragraph 215 goes on to state the following:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

London Plan (March 2021)

5.14 The London Plan was adopted in March 2021 and provides the overall strategic plan, which sets out an integrated economic, environmental, transport and social framework for the development of London over a period of 20-25 years. The policies relevant to the proposed development are set out below:

- Policy D3 'Optimising site capacity through the design-led approach'
- Policy D6 'Housing quality and standards'
- Policy HC1 'Heritage conservation and growth'

Camden Local Plan (July 2017)

5.15 The Local Plan was adopted in July 2017 and covers the period from 2016-2031. It sets out the Council's vision for the borough and seeks to help deliver the objectives of creating the conditions for harnessing the benefits of economic growth, reducing inequality and securing sustainable neighbourhoods.

5.16 Policies contained within the Local Plan that are relevant to the proposed development include the following:

- Policy D1 Design
- Policy D2 Heritage

Camden Design Guidance (January 2021)

- 5.17 The Camden Design Guidance was prepared to support policies contained within the Local Plan and is a material consideration in planning decisions.
- 5.18 With regard to listed buildings, the guidance highlights that proposals should seek to respond to the special historic and architectural constraints rather than significantly change them. The Council will consider the impact of proposals on the historic significance of the buildings, including its features such as:
- original and historic materials and architectural features;
 - original layout of rooms;
 - structural integrity; and
 - character and appearance.

Regent's Park Conservation Area Appraisal and Management Strategy (July 2011)

- 5.19 The Regent's Park Conservation Area (CA) Appraisal and Management Strategy provides a detailed appraisal of the CA and sets out actions to ensure that its special character is preserved and enhanced. It highlights that there is a strong presumption to retain buildings that make a positive contribution to the character and appearance of the area.

6.0 Planning and Heritage Assessment

- 6.1 This section of the Planning and Heritage Statement assesses the proposals against national, regional and local planning policy.
- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan, unless material considerations indicate otherwise.
- 6.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.4 The works are minor in nature and simply seek to improve the standard of living accommodation within the dwelling. Normally these types of work could be carried out without the need for planning permission, however as the building is Grade I Listed, full planning permission and Listed Building Consent are required.
- 6.5 Home improvements are commonplace however, and as evidenced within the planning history, there have been a number of similar consents along Chester Terrace. The principle of development is therefore clearly established.
- 6.6 The key considerations are therefore as follows:
- Heritage; and
 - Design.

Heritage

- 6.7 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that in considering whether to grant permission for development that affects a listed building, the Local Authority should have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest.
- 6.8 Similarly, London Plan Policy HC1 requires development proposals affecting heritage assets to conserve their significance which is also reiterated in Local Plan Policy D2.
- 6.9 As a starting point, it is worth highlighting that the Historic England description refers only to the exterior features of the building, suggesting that the significance is largely in relation to the external appearance of Chester Terrace with a focus namely on the front façade. It is also understood that

much of Chester Terrace has been extensively renovated internally and thus, the key historic features are the external frontages.

- 6.10 As the proposed works are namely internal, with only minor external alterations below ground level which will not be visible, there would be no harm to the special interest of the listed terrace, nor will there be and change to the front façade. At the same time, there would be no change to the character or appearance of the Regent's Park Conservation Area.
- 6.11 Whilst a minor change is proposed to the rear exterior, comprised of a window to replace the garage door, we would note that the rear of the building is not considered to have any architectural merit. Notwithstanding this, there are other examples of garage doors replaced by windows, and given that the door frame will be retained, the overall appearance will remain similar to the existing.
- 6.12 The Historic Listing notably also does not refer to the former coal vaults which overall, are considered to have limited historic value and are not visible from the exterior of the building. In this regard, any works to the vaults are not considered to have any impact to the setting or character of Chester Terrace or the dwelling itself. The works will in fact make the vaults more usable, allowing residents to appreciate their character through the addition of new, functional spaces.
- 6.13 In light of the above, we do not consider that the proposed works will have any impact on the Grade 1 Listed terrace, or on the wider Regents Park Conservation Area, and appropriately comply with London Plan Policy HC1 and Local Plan Policy D2.

Design

- 6.14 London Plan Policy D3 requires development to be of high quality and respond to the existing character, amongst other design considerations, whilst Local Plan Policy D1 also seeks to secure high quality design that preserves or enhances the historic environment, comprises details and materials that are of high quality and complement local character, amongst other criteria.
- 6.15 Due to the nature of the proposed works, matters of design are generally confined to consideration of internal walls, new windows, alteration to the lower ground floor vaults and the proposed window in place of the garage door.
- 6.16 It is intended to utilise high quality materials that match the likeness of existing materials within the dwelling. Once complete, the works will not be visible and will blend seamlessly with existing walls and doorways.
- 6.17 London Plan Policy D6 is also relevant, highlighting that housing development should be of high quality design that provides adequately sized rooms. As noted above, the proposals will improve the standard of living within the dwelling through improved layouts and reconfiguration of the

internal floorspace. At the same time, lowering of the floorplate within the vaults will allow for a more generous floor to ceiling height, creating useable and functional floorspace.

- 6.18 Based on the above, we consider the proposed works to appropriately comply with the policies highlighted above, and will ensure high quality design that respects the existing character of the dwelling.

7.0 Design and Access Statement

7.1 This section is set out under the following headings:

- Existing Features;
- Use;
- Access;
- Landscape;
- Heritage Assets.

Existing Features

7.2 The site comprises a Grade I Listed dwelling that is part of the wider Chester Terrace, a grand palace-style terrace of 27 houses and 5 semi-detached houses with a long unbroken façade.

7.3 The buildings feature stucco render to the front façade, with lightwells at lower ground level, fronted by black railings. To the front of the properties is a long shared garden containing flowering plants, shrubbery and trees.

7.4 A full description of Chester Terrace is set out within Section 3 of this report.

Use

7.5 The existing residential use will remain unchanged.

Access

7.6 No changes are proposed to the general existing access arrangements to the dwelling. New stairs will be provided in respect of the lowered vault and walkway at ground floor level.

Landscape

7.7 There are no landscaping works associated with the proposed development, and the communal garden to the front of Chester Terrace will remain as existing.

Heritage Assets

7.8 As set out within the Planning and Heritage Assessment, the proposed works will protect the character and setting of the Grade I Listed Chester Terrace, along with the Regents Park Conservation Area. It is not considered that there will be any impact to either of these important assets.

8.0 Summary and Conclusions

- 8.1 This Planning, Heritage and Design and Access Statement has been prepared by Union4 Planning in support of an application at 10 Chester Terrace in Camden.
- 8.2 The proposed development is minor in nature and namely involves reconfiguration of the internal floorspace, along with lowering of the lower ground floor vaults and walkway. Whilst the works could normally be carried out without the need for planning consent, planning permission and Listed Building Consent are required as the building is Grade I Listed.
- 8.3 The scheme seeks to improve the standard of living accommodation and provide more functional and useable floorspace. It has been demonstrated that the proposed works will not have any impact to the listed building or to the wider Regents Park Conservation Area.
- 8.4 In conclusion, we consider that the proposed development accords with all relevant adopted planning policies and associated guidance at the local, regional and national level. Accordingly, we would respectfully submit that planning permission should be granted, subject to the imposition of appropriate and necessary conditions.