

Application ref: 2025/0956/L
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structureHaus
14 The Green
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1 Chester Place
London
NW1 4NB

Proposal:

Infill of rear lightwell at basement level, erection of ground floor rear terrace on top of infill extension and replacement of a rear window with door at basement and ground floor levels, together with repair of windows and roof, internal repair and refurbishment works and extension of third floor bathroom.

Drawing Nos:

Site Location Plan; 02966L_1-00; 02966L_1-01; 02966L_1-02; 02966L_1-03;
02966L_1-04; 02966L_1-05; 02966L_1-06; 02966L_1-07; 02966L_1-08; 02966L_1-09;
02966L_1-10; 02966L_2-11; 02966L_2-12; 02966L_2-13; 02966L_2-14; 02966L_2-15
Rev A; 02966L_3-01; 02966L_3-02; 02966L_3-03 Rev A; 02966L_3-04; 02966L_3-05
Rev A; 02966L_3-06; 02966L_3-07; 02966L_3-08; 02966L_3-09; 02966L_3-10;
02966L_3-11; 02966L_3-12; 02966L_4-01; 02966L_4-02; 02966L_4-03; 02966L_4-04;
02966L_4-05; 02966L_4-06; 02966L_4-07; 02966L_4-08 Rev A; 02966L_4-09;
02966L_4-10; 02966L_4-11; 02966L_4-12; 02966L_4-13 Rev A; 02966L_4-14;
02966L_4-15; Design and Access Statement (Structure Haus, 11 February 2025);
Heritage Appraisal (Nils White Conservation, February 2025); Schedule of Works
(Structure Haus, 11 February 2025).

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:

Site Location Plan; 02966L_1-00; 02966L_1-01; 02966L_1-02; 02966L_1-03; 02966L_1-04; 02966L_1-05; 02966L_1-06; 02966L_1-07; 02966L_1-08; 02966L_1-09; 02966L_1-10; 02966L_2-11; 02966L_2-12; 02966L_2-13; 02966L_2-14; 02966L_2-15 Rev A; 02966L_3-01; 02966L_3-02; 02966L_3-03 Rev A; 02966L_3-04; 02966L_3-05 Rev A; 02966L_3-06; 02966L_3-07; 02966L_3-08; 02966L_3-09; 02966L_3-10; 02966L_3-11; 02966L_3-12; 02966L_4-01; 02966L_4-02; 02966L_4-03; 02966L_4-04; 02966L_4-05; 02966L_4-06; 02966L_4-07; 02966L_4-08 Rev A; 02966L_4-09; 02966L_4-10; 02966L_4-11; 02966L_4-12; 02966L_4-13 Rev A; 02966L_4-14; 02966L_4-15; Design and Access Statement (Structure Haus, 11 February 2025); Heritage Appraisal (Nils White Conservation, February 2025); Schedule of Works (Structure Haus, 11 February 2025).

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 The application property is located on the eastern side of Chester Terrace at No.1 and comprises a four-storey plus basement end-of-terrace dwellinghouse. The property forms part of a Grade I listed terrace of 12 houses by John Nash, dating from 1826 and is situated within the Regents Park Conservation Area. This conservation area is of national and international importance. The comprehensive master planning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London.

The application seeks permission for the infill of the rear lightwell at basement level, erection of ground floor rear terrace on top of infill extension and

replacement of rear windows with doors at basement and ground floor levels, together with repair of windows and the roof, internal repair and refurbishment works and internal extension of third floor bathroom.

In terms of the infill of the rear lightwell at basement level, erection of ground floor rear terrace on top of infill extension and replacement of rear windows with doors at basement and ground floor levels, due to the high rear boundary wall, none of these works be visible from the public realm and nor would they impact the overall appearance of the property.

With regard to the internal extension of the third-floor bathroom, the original proposal included an extension of the bathroom into the adjacent bedroom so that two separate bathrooms could be provided. The Conservation Officer raised concern that this would disrupt the plan form of the third-floor and objected to this aspect of the proposal. The scheme was then revised to amend the layout of the proposed bathrooms so that they were contained within the existing bathroom space, thus not requiring changes to the plan form. The Conservation Officer confirmed that this change was acceptable.

With regard to the repair and refurbishment works, the application contains a detailed schedule of works, and it is evident from this information and the additional information provided in the Heritage Statement and Design and Access Statement that the repair and refurbishment works are justified and necessary and the least harmful approach to the preservation of the building has been taken. It is considered that the works will serve to preserve the significance of the heritage asset and the wider conservation area, as required by Local Plan Policy D2.

Overall, the proposal would preserve the special interest of the listed buildings. The council has had special regard to the desirability of preserving or enhancing the listed building, its setting, and its features of special architectural or historic interest.

Historic England provided authorisation to the local authority to determine the application as we see fit.

The Regent's Park Conservation Area Advisory Committee (RPCAAC) were consulted and raised objection to the insertion of sliding doors between the front and rear rooms at the first-floor level. While they acknowledge that the current doors are modern, they are hinged doors as traditional in this location. The sliding gear required by sliding doors introduces an alien form; these doors require a lining structure, forming 'pockets' for their concealment which would disrupt the original plan of the room, including the location of ceiling mouldings and skirtings. They would cause unacceptable harm to the significance of the Listed Building in these rooms which are at the first floor, one of the most important floors in the original and surviving house.

The Applicant has since revised the proposal to replace the sliding doors with folding doors as suggested by Council's Conservation Officer. The RPCAAC was content that this is a more appropriate solution for this opening and would no longer detract from the special interest of the building and as such their objection was withdrawn.

No objections were received in response to consultation. The site's planning history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2024.


- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer