

|  |  |   |    |                                  |    |                                     |    |
|--|--|---|----|----------------------------------|----|-------------------------------------|----|
| <b>Delegated Report</b>                                |  | <b>Analysis sheet</b>   |    | <b>Expiry Date:</b>              |    | 19/09/2013                          |    |
|  |  | N/A / attached  |    | <b>Consultation Expiry Date:</b> |    | 26/09/2013                          |    |
| <b>Officer</b>   |  |   |    | <b>Application Number(s)</b>     |    |                                     |    |
| Victoria Pound   |  |   |    | 2013/4746/L                      |    |                                     |    |
| <b>Application Address</b>                             |  |   |    | <b>Drawing Numbers</b>           |    |                                     |    |
| 31 Chester Terrace<br>London<br>NW1 4ND                |  |   |    | See decision letter.             |    |                                     |    |
| <b>PO 3/4</b>  |  | <b>Area Team Signature</b>  |    | <b>C&amp;UD</b>                  |    | <b>Authorised Officer Signature</b> |    |
|  |  |   |    |                                  |    |                                     |    |
| <b>Proposal(s)</b>                                     |  |   |    |                                  |    |                                     |    |
| Internal alterations at all floor levels.              |  |   |    |                                  |    |                                     |    |
| <b>Recommendation(s):</b>                              |  | Grant listed building consent.  |    |                                  |    |                                     |    |
| <b>Application Type:</b>                               |  | Listed Building Consent   |    |                                  |    |                                     |    |
| <b>Conditions or Reasons for Refusal:</b>              |  | Refer to Draft Decision Notice  |    |                                  |    |                                     |    |
| <b>Informatives:</b>                                   |  |   |    |                                  |    |                                     |    |
| <b>Consultations</b>                                   |  |   |    |                                  |    |                                     |    |
| <b>Adjoining Occupiers:</b>                            |  | No. notified  | 00 | No. of responses                 | 00 | No. of objections                   | 00 |
|  |  |   |    | No. electronic                   | 00 |                                     |    |
| <b>Summary of consultation responses:</b>              |  | Press and site notices displayed – no responses received.<br>English Heritage – flexible authorisation granted. |    |                                  |    |                                     |    |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify |  | N/a – LBC only.   |    |                                  |    |                                     |    |

## Site Description

This Grade I listed building forms part of a Grand palace-style terrace of 37 houses and 5 semi-detached houses, dating from c.1825, designed by John Nash and built by J Burton. The building is located within the Regents Park Conservation Area.

## Relevant History

Planning permission (2009/5065/P) and Listed Building Consent (2009/5066/L) were **granted** on 21 December 2009 for the *Creation of roof terrace within existing roof of mansard accessed via rooflight, installation of a glazed screen and door within the front open area to create a lobby at lower ground level and lowering of vault floors to provide additional headroom (Class C3).*

Planning permission (2010/4299/P) and Listed Building Consent (2010/4303/L) were **refused** on 12 December 2010 for *Internal and external alterations to dwelling house (Class C3) including basement excavation for an additional lower basement level (below front lightwell and vaults), installation of glazed panel with French Doors in front lightwell, new boiler under existing stairs to front lightwell, stone repairs, reconfiguration of lower ground floor level and alterations to vaults.*

Listed Building Consent (2010/4300/L) was **granted** on 20 October 2010 for *“Installation of slimlite double glazing to the rear elevation windows of residential dwellings (Class C3).*

Planning permission (2011/2882/P) and Listed Building Consent (2011/2883/L) were **granted** on 22 August 2011 for *Installation of an air conditioning unit with acoustic screen at roof terrace level in connection with existing dwellinghouse (Class C3).*

Planning permission (2012/3237/P) and listed building consent (2012/3294/L) were **granted** on 21 August 2012 for *Alterations to the below-pavement vaults to lower the floor level and to use the space as ancillary to the existing residential dwelling (Class C3) and Alterations to the front basement vaults, including the formation of an enlarged opening between two vaults, and the lowering of the floor level within one vault.*

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage  
DP25 Conserving Camden's heritage

## Assessment

Internal alterations are proposed at all levels.

The works primarily comprise minor reconfiguration of partitions and room layouts, and are broadly confined to the rear rooms. At ground to first floor level it is proposed to install a dumb waiter from the kitchen to the dining room above, again within the rear rooms.

Chester Terrace suffered extensive damage during WWII and was significantly reconstructed in the 1960s. All of the roofs, floors, internal walls, joinery and internal plaster were replaced and lifts were installed. The shell of the buildings were repaired and strengthened and presumably at this time the rear elevation of the terrace was altered to incorporate the current fenestration pattern. Given the reconstructed character of the terrace, its significance largely relates to the front elevation facing Regents Park and its townscape contribution. The internal fabric is of no intrinsic architectural or historic interest.

The proposed internal modifications will not have a significant impact upon the special architectural and historic interest of the listed building, and are considered to be acceptable. Approval is therefore recommended.