

Mrs Miriam Volic
Stephen Levrant Heritage Architecture
Ltd
62 British Grove
London
W4 2NL

Application Ref: **2013/1888/L**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

12 June 2013

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
41 and 42 Chester Terrace
London
NW1 4ND

Proposal:

Excavation of vaults at basement level and other internal and external alterations in connection with the conversion of two houses to form a single family dwelling (Class C3).
Drawing Nos: LP-00; EX-SP-01; MO_01; MO_02; MO_03; MO_04; MO_05; MO_06; SI_001; SI_002; SI_03; SI_04; SI_05; SI_06; EXE-NE-13; EXE-SW-14; EXS-AA-08; EXS-BB-09; EXS-CC-10; EXS-DD-11; EXS-EE-12; EX-D-BF-02; EX-D-GF-03; EX-D-FF-04; EX-D-SF-05; EX-D-TF-06; EX-D-RP-07; PP-SP-01-1; PP-BF-02-1; PP-GF-03-1; PP-FF-04; PP-SF-05; PP-TF-06; PP-RP-07; PE-NE-14-1; PE-SW-15-1; PD-16; PD-17; PS-AA-08; PS-BB-09; PS-CC-10; PS-DD-11; PS-EE-12; PS-FF-13; 99460/SKMO40; 99460/SKMO41; 99460/SKMO42; 99460/SKMO43; 99460/SKMO44; 99460/SKMO45; 99460/SKMO50; 99460/SKMO51; 99460/SKMO52; 99460/SKMO53; 99460/SKMO54; Design & Access Statement and Heritage Report (including Appendix 1-9 and A & B) by Stephen Levrant Heritage Architecture Ltd dated March 2013; Design Report: Mechanical & Electrical Services by Martin Thomas Associates Ltd date March 2013; Environmental Noise Survey ref: 18996/ENS1 by Shalimar Investors Ltd dated 7 March 2013; Structural Engineers Appraisal by Sinclair Johnston dated March 2013; Basement Impact Assessment by



Sinclair Johnston dated April 2013; Lifetime Homes Statement by Stephen Levrant Heritage Architecture Ltd dated April 2013; Arboricultural Assessment and Protection Method Statement by ACS Consulting dated 7 March 2013.

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Any historic details uncovered during the course of the works shall be retained in situ and the local planning authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the Council.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Typical details of new balustrades at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth;

b) Plan, elevation and section drawings of all new joinery at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1;

c) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building;

- d) Details of all new light fittings;
- e) Details of new plaster work to landings at a scale of 1:10;
- f) Details of all new mantelpieces at a scale of 1:10.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 A structural engineers report and method statement, including details of the demolition and construction of the staircase/s and openings within the party wall and works to front vaults shall be submitted to and approved in writing by the local planning authority before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Details of any strengthening works proposed shall be submitted to the local planning authority and approved in writing prior to commencement of the relevant part of the works.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

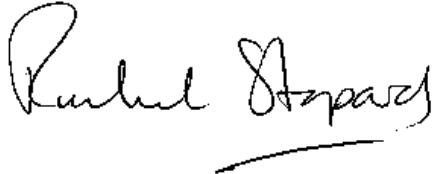
- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development

Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.