

## APPENDIX 7: 1996 - 2008

File



ENVIRONMENT

**Development Control  
Planning Services**

London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 0171 278 4444  
Fax 0171 860 5713

Veere Grenney Ass.  
20 Park Walk  
London,  
SW10 0AQ

Application No: L9603127  
Case File: L11/6/3

Date 27 FEB 1997

Dear Sir(s)/Madam

**DECISION**

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

GRANT LISTED BUILDING CONSENT - Subject to Conditions

Address : 41 Chester Terrace, NW1

Date of Application : 10/10/1996

Proposal :

**Alterations to ground and first floor interiors, as shown by  
drawing numbers  
GR010/01 & 02A.**

The Council has considered your application and decided to grant consent subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date on which this consent is granted.

Standard Reason:

In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Additional conditions:

- 1 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.
- 2 Detailed drawings, or samples of materials, as appropriate, in respect of the following shall be submitted to and approved by the Council before the relevant part of the work is begun:

**Development Control****Planning Services**

London Borough of Camden

Town Hall

Argyle Street

London WC1H 8ND

Tel 0171 278 4444

Fax 0171 860 5713

- a. new fireplace to first floor drawing room.
  - b. new internal joinery.
  - c. new internal plasterwork.
- 3 All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

## Reasons for additional conditons:

- 1 In order to safeguard the special architectural and historic interest of the building.
- 2 In order to safeguard the special architectural and historic interest of the building.
- 3 In order to safeguard the special architectural and historic interest of the building.

## Informatives (if applicable):

- 1 The details to be submitted pursuant to additional condition 2(a-c) will be considered by this authority in conjunction with the Historic Buildings and Monuments Commission (London Division).

This application was dealt with by Mark Hunter on 0171 278 4444 Ext.2660.

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

Yours faithfully

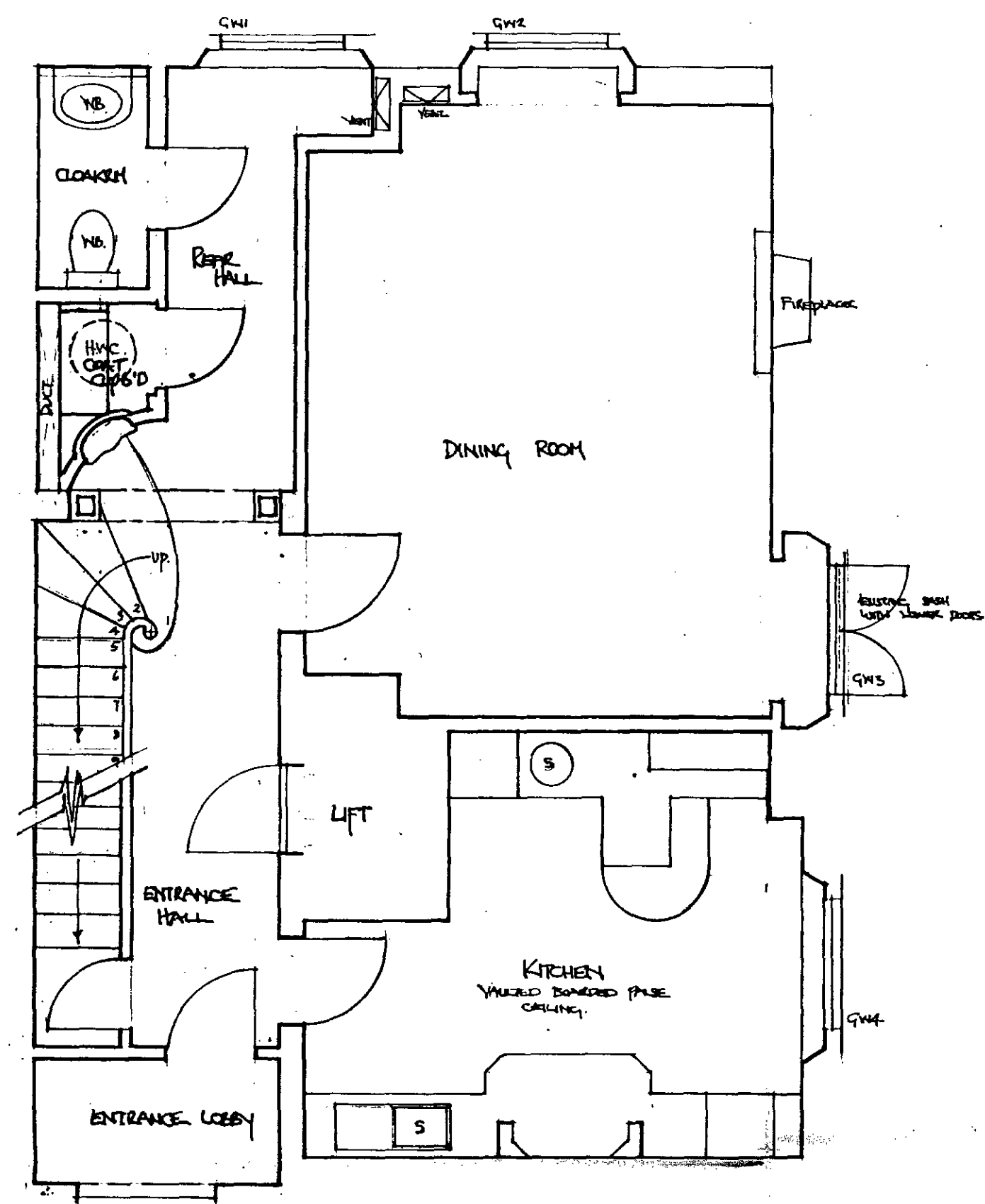


Environment Department

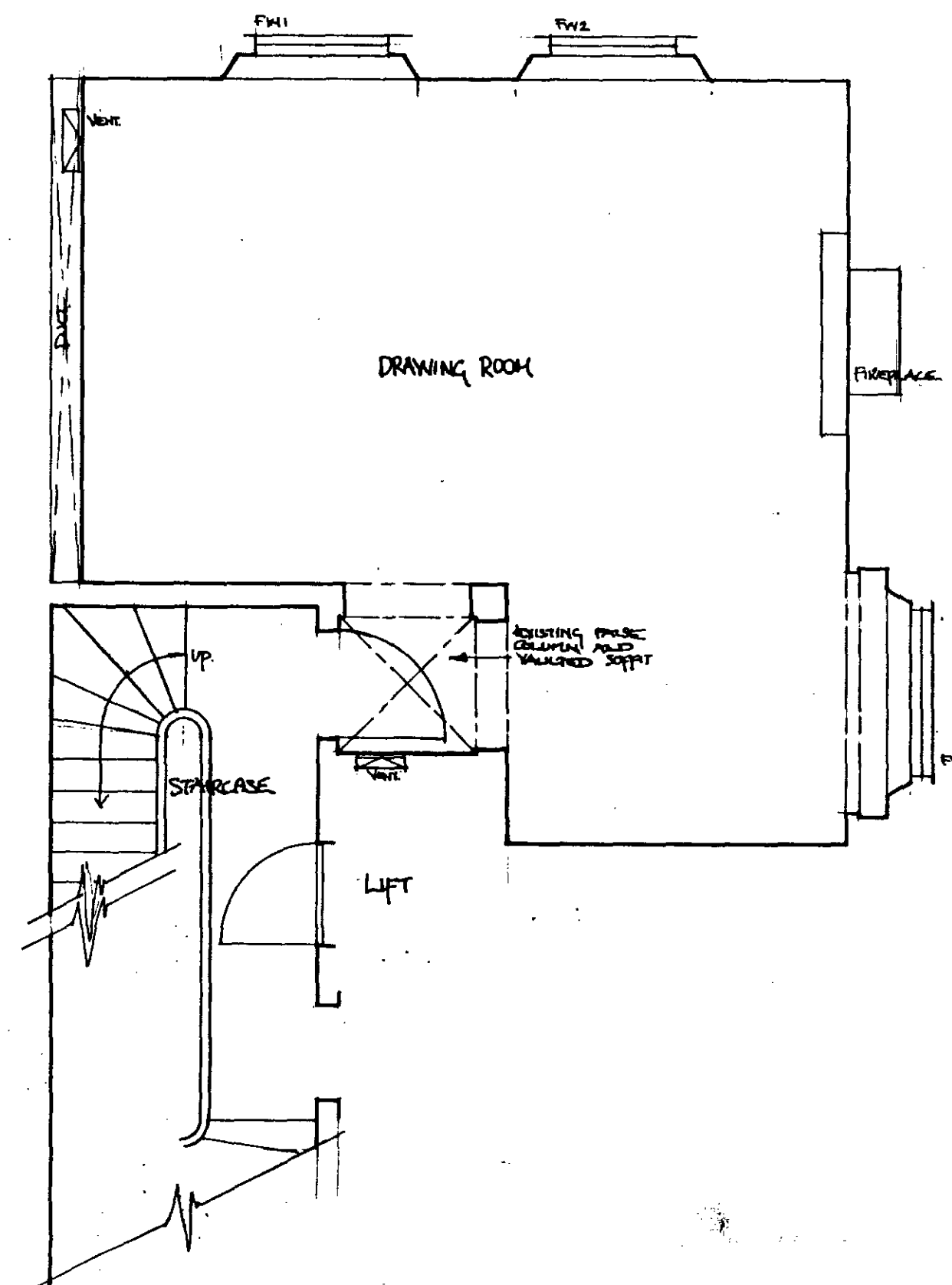
(Duly authorised by the Council to sign this document)

DeclbWC/LBC





GROUND FLOOR PLAN

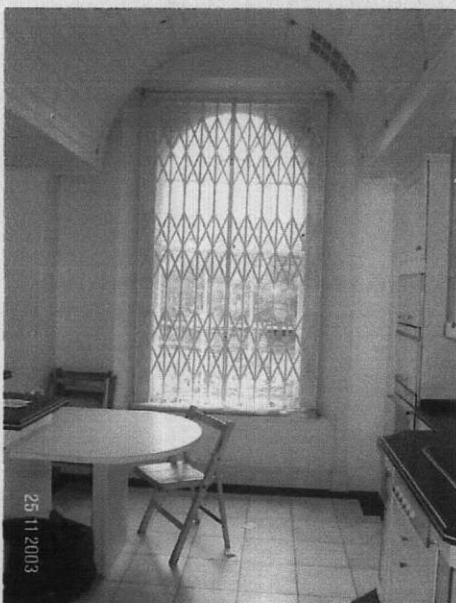
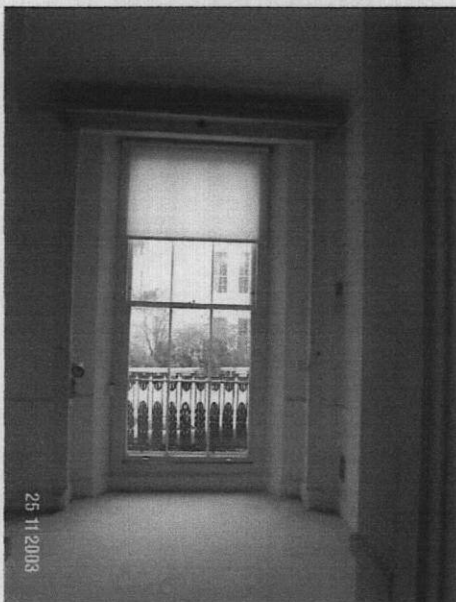
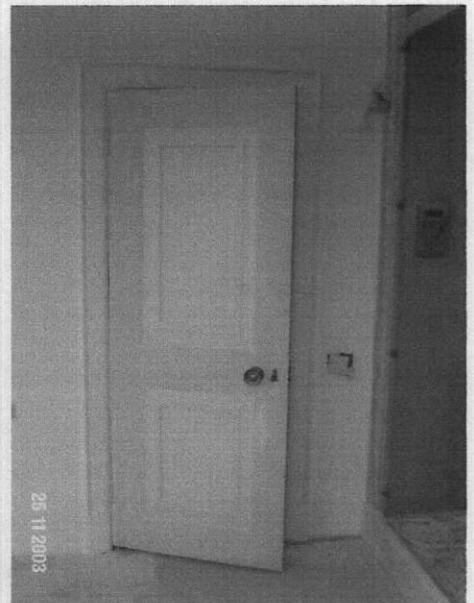


FIRST FLOOR PLAN (PART)

LONDON LONDON LONDON  
TOWN AND COUNTRY PLANNERS  
27 FEB 1997  
PLANS APPROVED  
ON BEHALF OF THE COUNCIL

L9603127

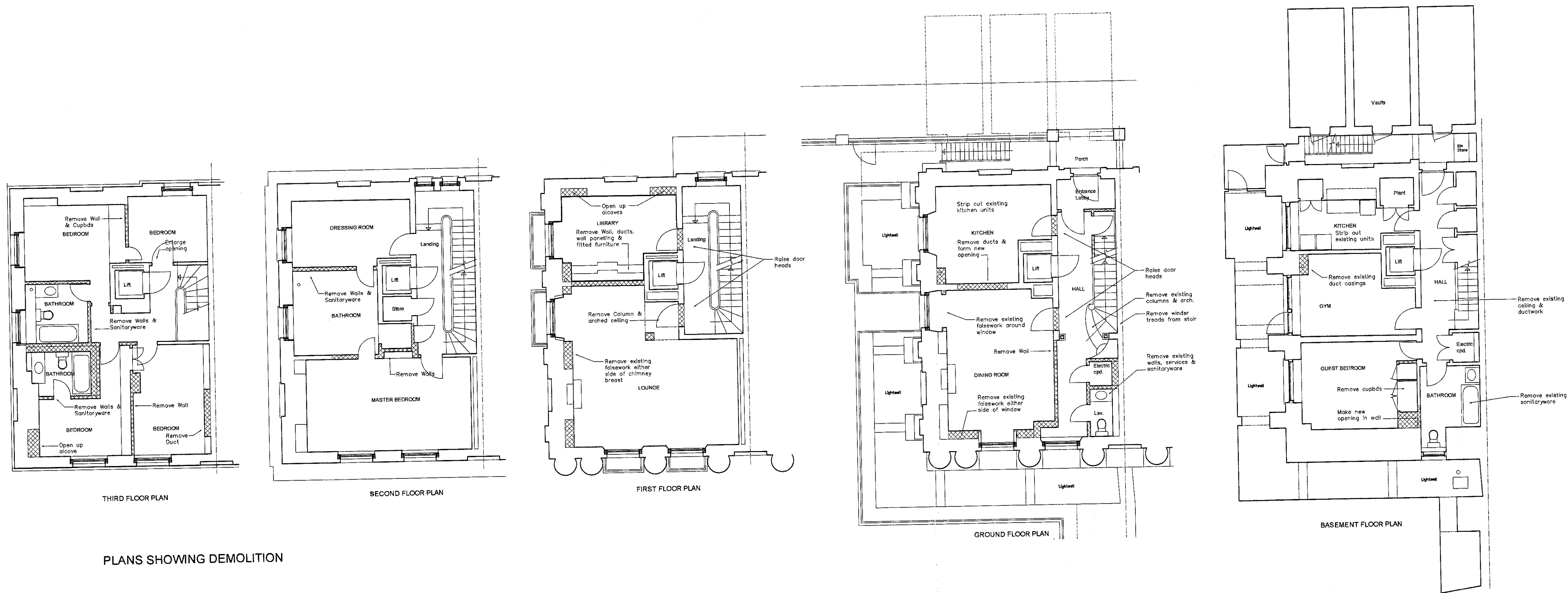
<b>VEERE GRENNEY ASSOCIATES</b> INTERIOR DESIGN AND DECORATION 26 EATON TERRACE, LONDON, SW1W 8TS TEL: 0171 730 7775 FAX: 0171 730 1951	
Project:	41 CHESTER SQ.
Drawing Title:	EXISTING SURVEY
Scale:	1:50
Date:	23 SEPTEMBER 1996
Drawn by:	BW
Drawing number:	GRO10/01
Rev:	
<small>Do not scale, all dimensions to be checked on site, all discrepancies to be reported to the designers.          This drawing is copyright</small>	



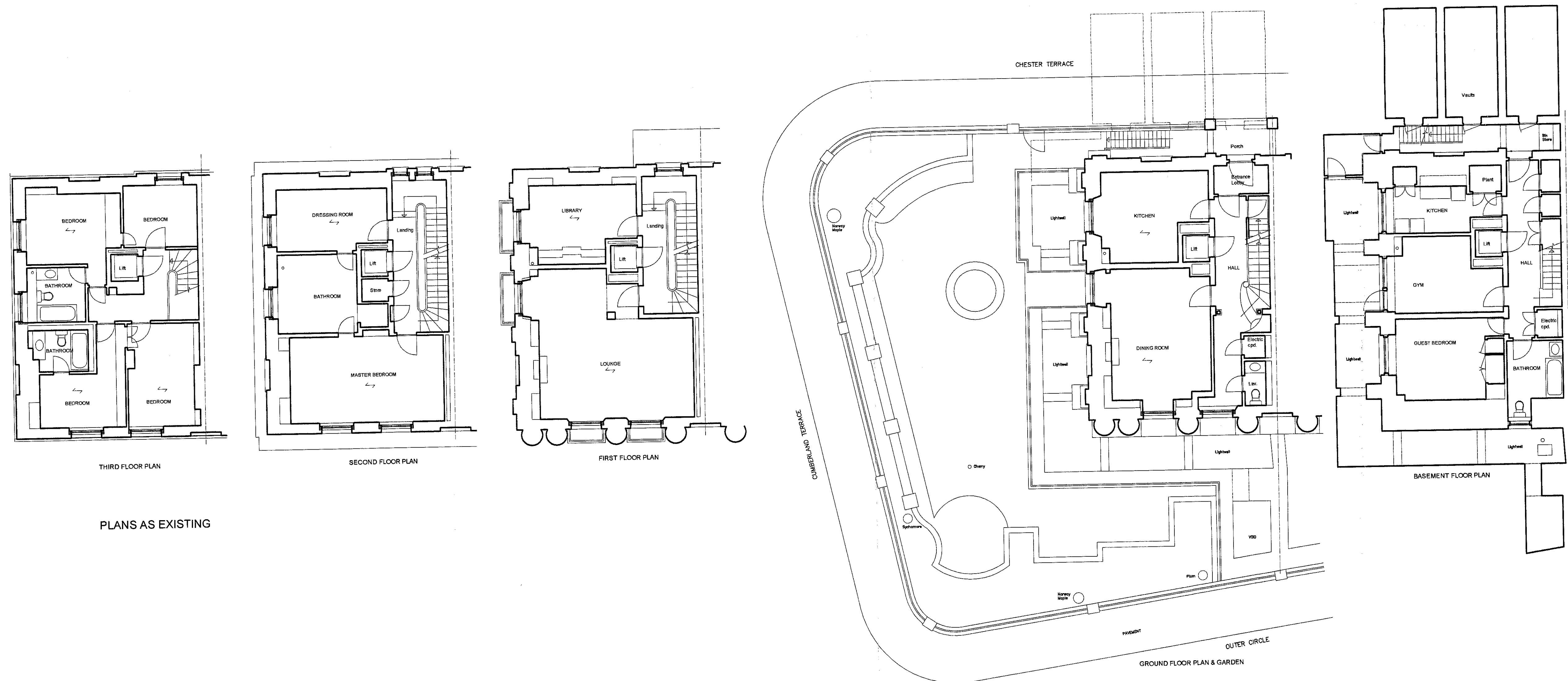
**Kerr Parker Associates Architects**

41 Chester Terrace, Regent's Park, London NW1  
Photographs - Sheet 1.





PLANS SHOWING DEMOLITION



PLANS AS EXISTING

REV.

**KERR PARKER associates**  
ARCHITECTS

THE MEWS HOUSE, 47A CHASE SIDE, ENFIELD EN2 6NB  
TEL: 020 8367 0480 FAX: 020 8367 0482

CONTRACT  
41 CHESTER TERRACE  
Regents Park, London NW1

DRAWING  
PLANS AS EXISTING and  
PLANS SHOWING DEMOLITION

SCALE 1:100 DATE 18/11/03

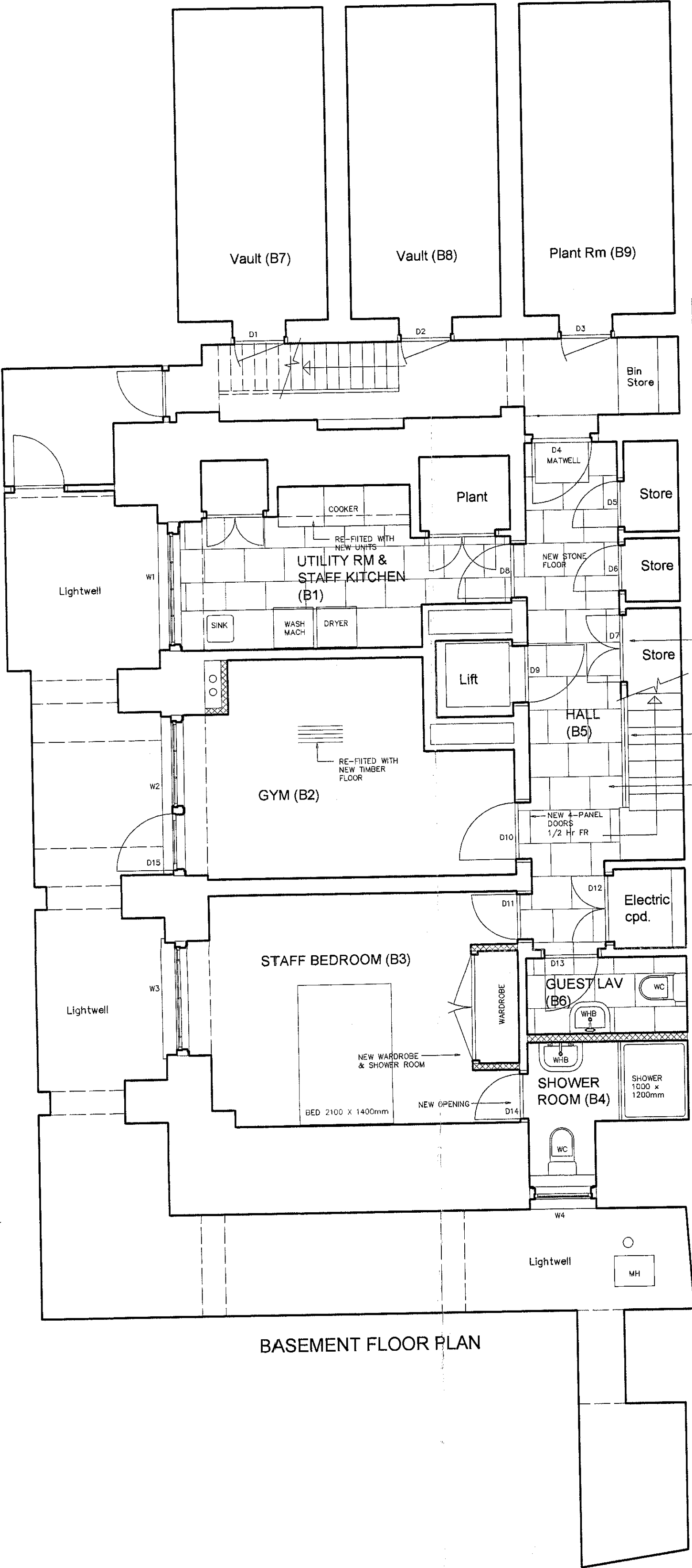
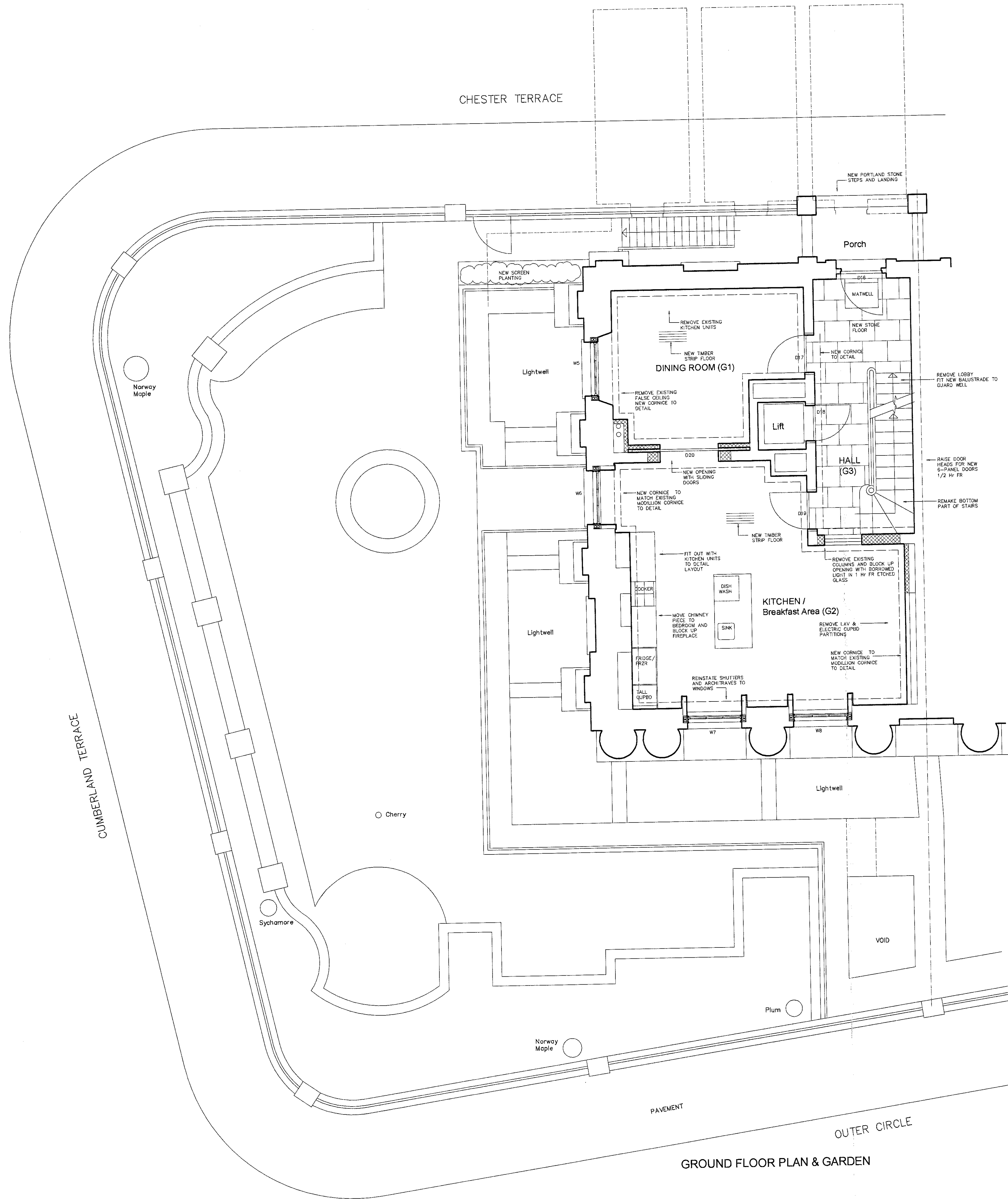
DRAWN EM CHECKED

DRAWING NO. REV.

**K-2311-3**

NOTES:

- 1) This drawing is a General Arrangement Drawing only. See detail drawings, specification and Engineers drawings for other working details.
- 2) All details of new doors, windows, cornices and chimney pieces are to be carried out in correct Regency pattern to the approval of the Architects and the Crown Estate Surveyors.
- 3) All materials used are to be to the approval of the Architects and are to comply with the requirements of the Crown Estates specification.
- 4) All new doors off the staircase enclosure are to be half hour fire resisting and fitted with self closing devices.
- 5) Existing electrical and mechanical services are to be renewed or adapted to suit the new plan layout to detail specification.



REV.

**KERR PARKER associates**  
ARCHITECTS

THE MEWS HOUSE, 47A CHASE SIDE, ENFIELD EN2 8NB  
TEL: 020 8367 0480 FAX: 020 8367 0482

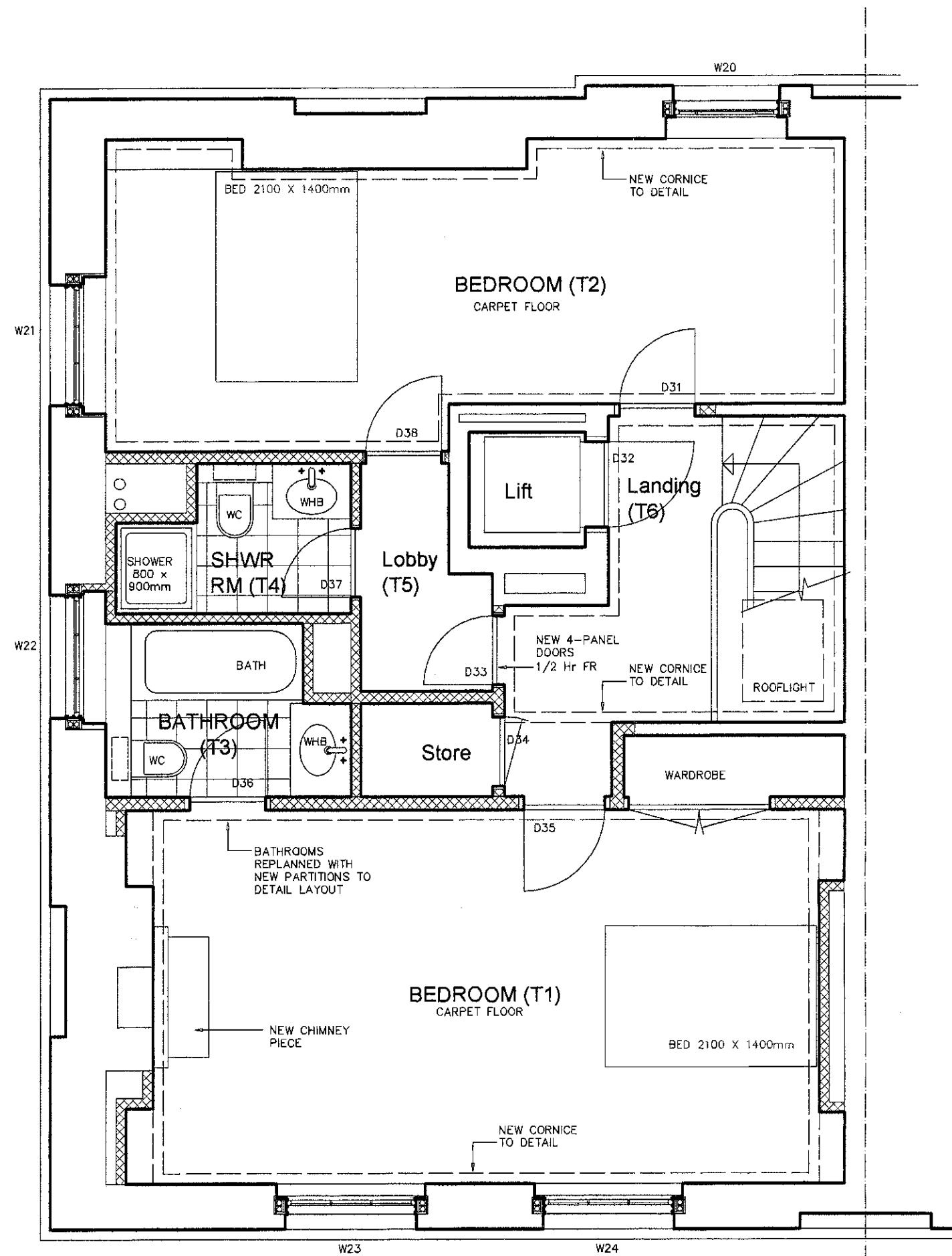
CONTRACT  
41 CHESTER TERRACE  
Regents Park, London NW1

DRAWING  
PLANS AS PROPOSED  
Basement and Ground Floor Levels

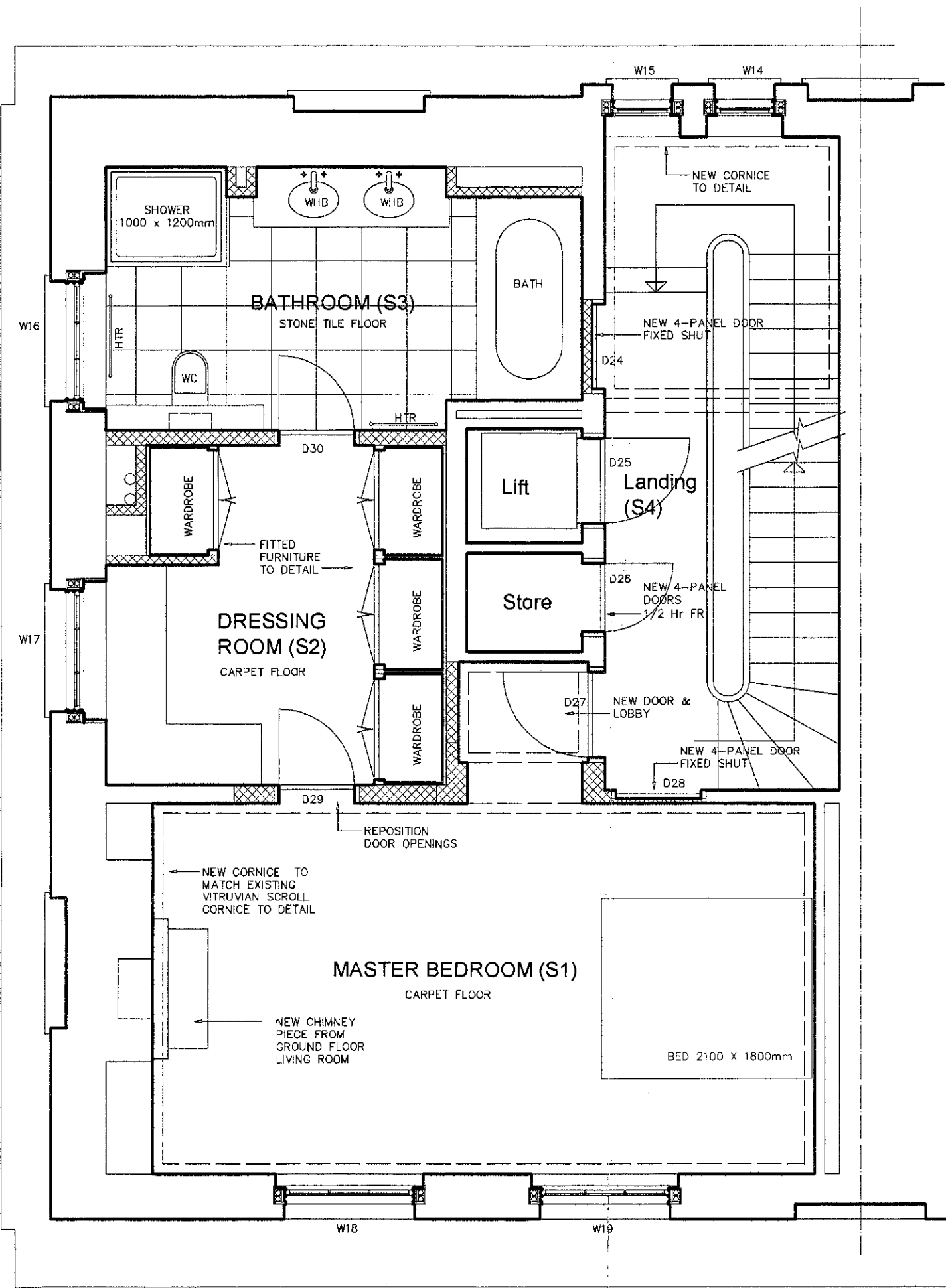
SCALE	1:50	DATE	28/11/03
DRAWN	EM	CHECKED	
DRAWING NO.	K-2311-5		REV.



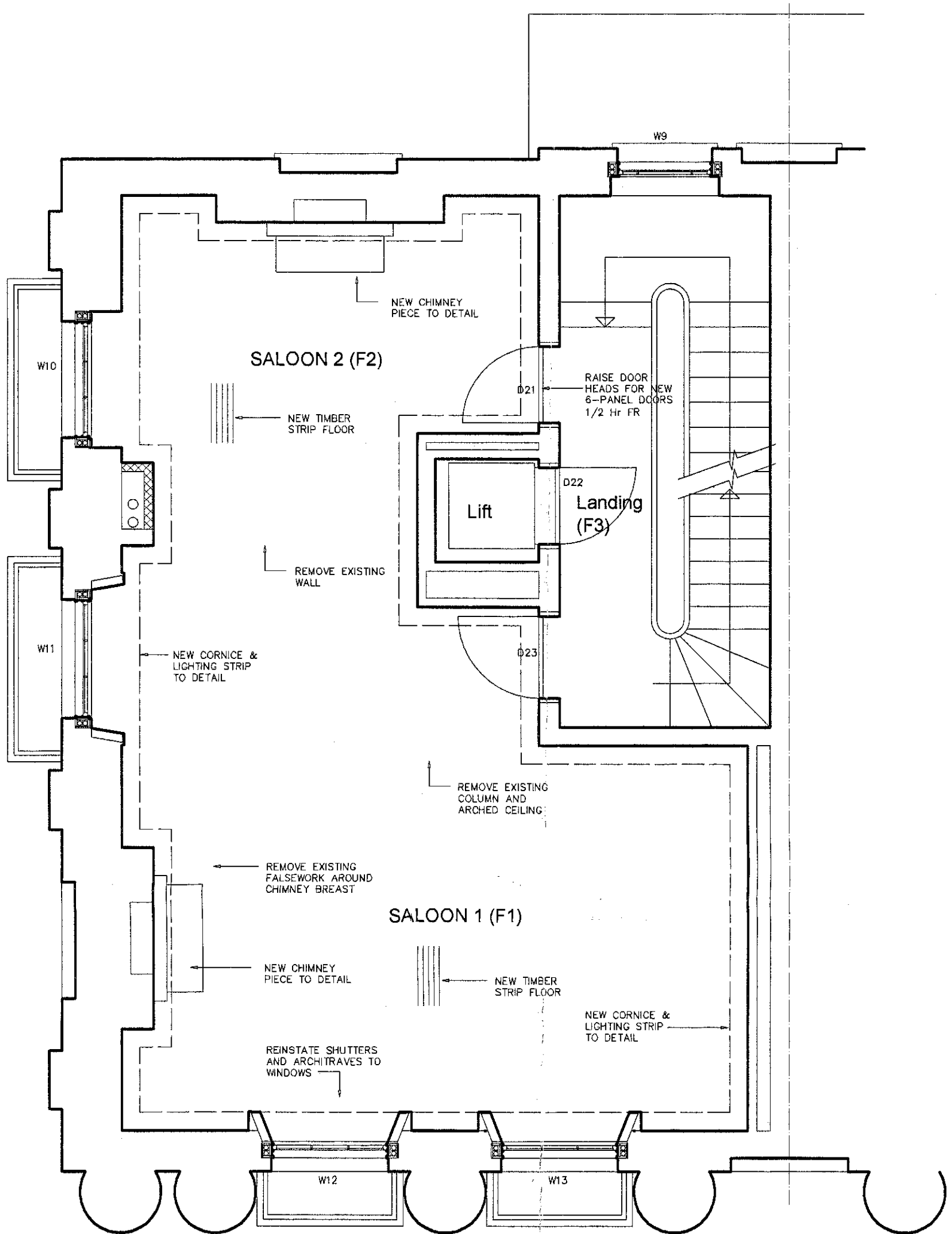
- NOTES:
- 1) This drawing is a General Arrangement Drawing only. See detail drawings, specification and Engineers drawings for other working details.
  - 2) All details of new doors, windows, cornices and chimney pieces are to be carried out in correct Regency pattern to the approval of the Architects and the Crown Estate Surveyors.
  - 3) All materials used are to be to the approval of the Architects and are to comply with the requirements of the Crown Estates specification.
  - 4) All new doors off the staircase enclosure are to be half hour fire resisting and fitted with self closing devices.
  - 5) Existing electrical and mechanical services are to be renewed or adapted to suit the new plan layout to detail specification.



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

REV.

**KERR PARKER** associates  
ARCHITECTS

THE MEWS HOUSE, 47A CHASE SIDE, ENFIELD EN2 6NB  
TEL: 020 8367 0480 FAX: 020 8367 0482

CONTRACT  
41 CHESTER TERRACE  
Regents Park, London NW1

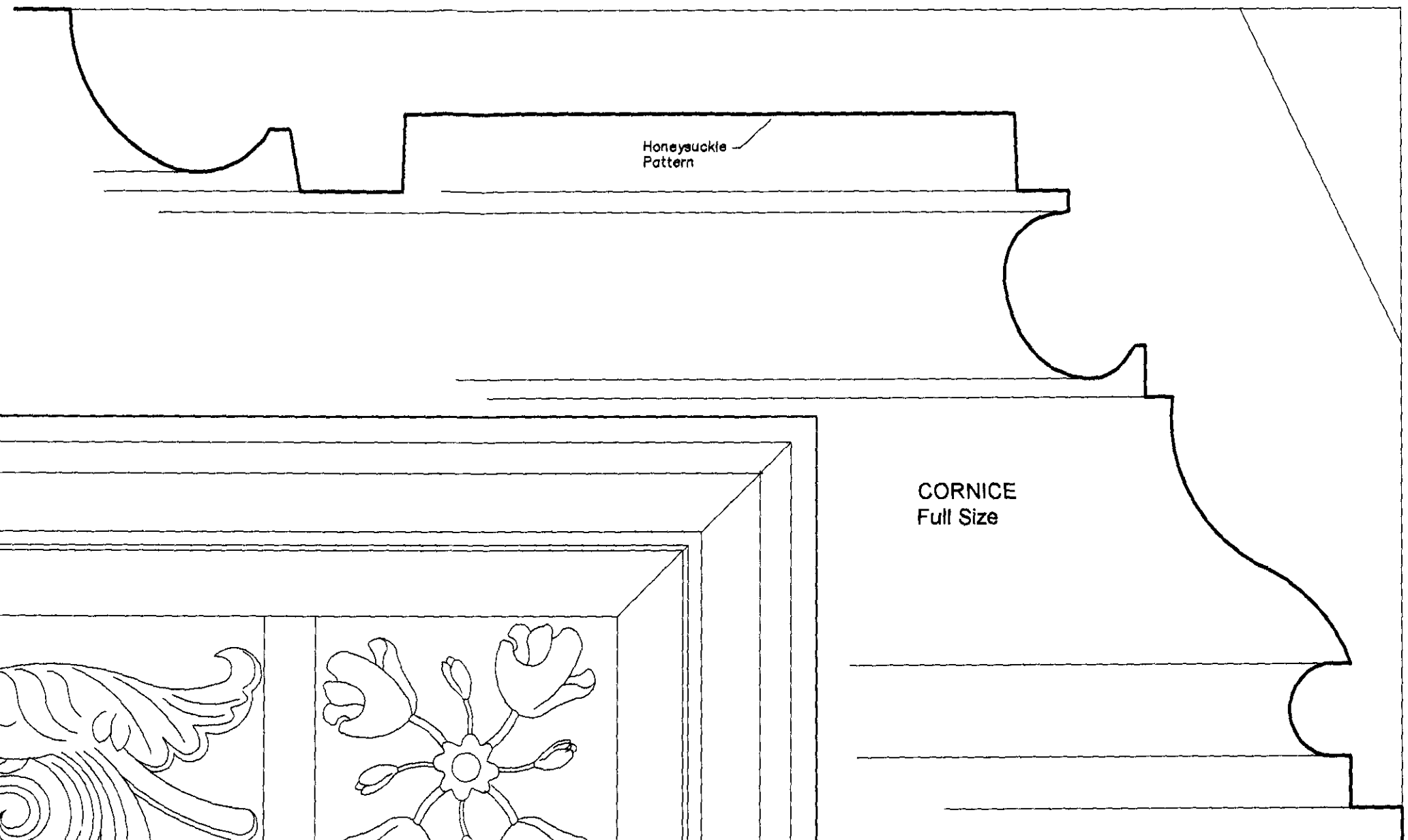
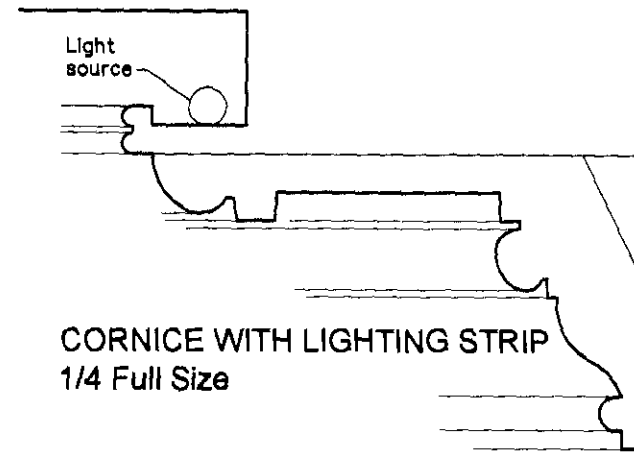
DRAWING  
PLANS AS PROPOSED  
1st, 2nd and 3rd Floor Levels

SCALE	1:50	DATE	28/11/03
DRAWN	EM	CHECKED	
DRAWING NO.	K-2311-6		

REV.

NOTES:

Cornices are to be made in fibrous plaster by specialist sub-contractor.



**KERR PARKER associates**  
ARCHITECTS

THE MEWS HOUSE, 47A CHASE SIDE, ENFIELD EN2 8NB  
TEL: 020-8367-0480 FAX: 020-8367-0482

CONTRACT  
41 CHESTER TERRACE  
Regents Park, London NW1

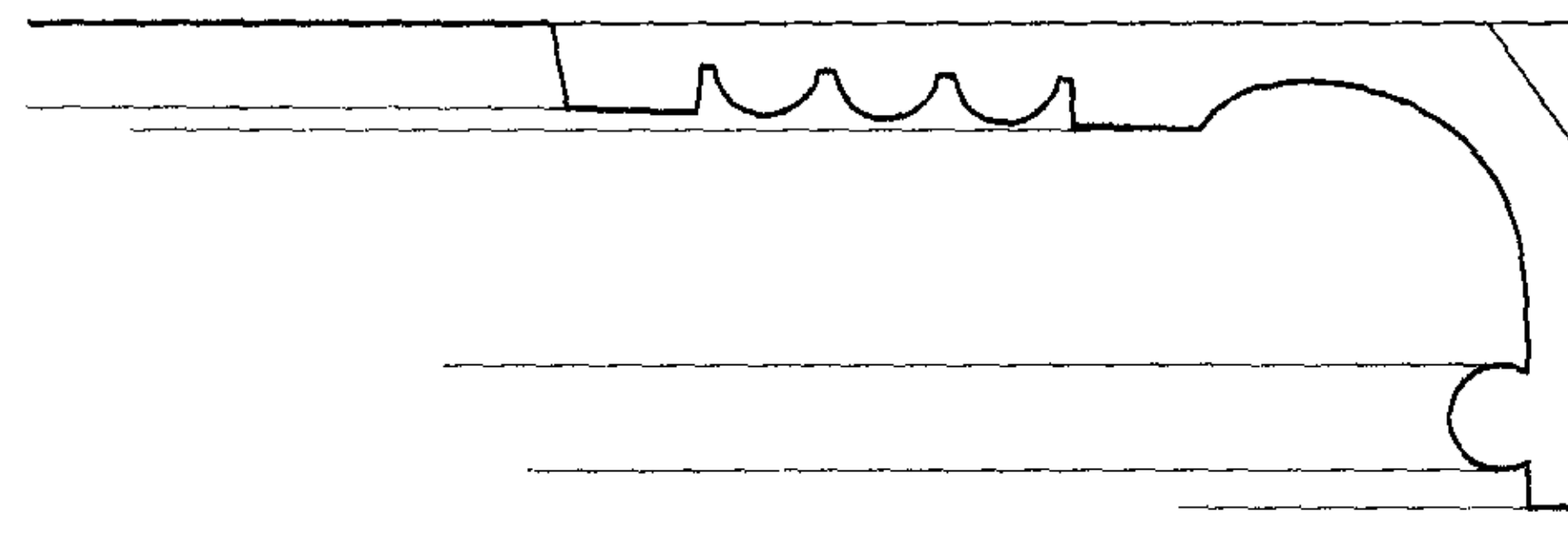
DRAWING  
PROPOSED CORNICE TO 1st FL  
SALOONS F1 & F2

SCALE F.S. DATE 16/12/03

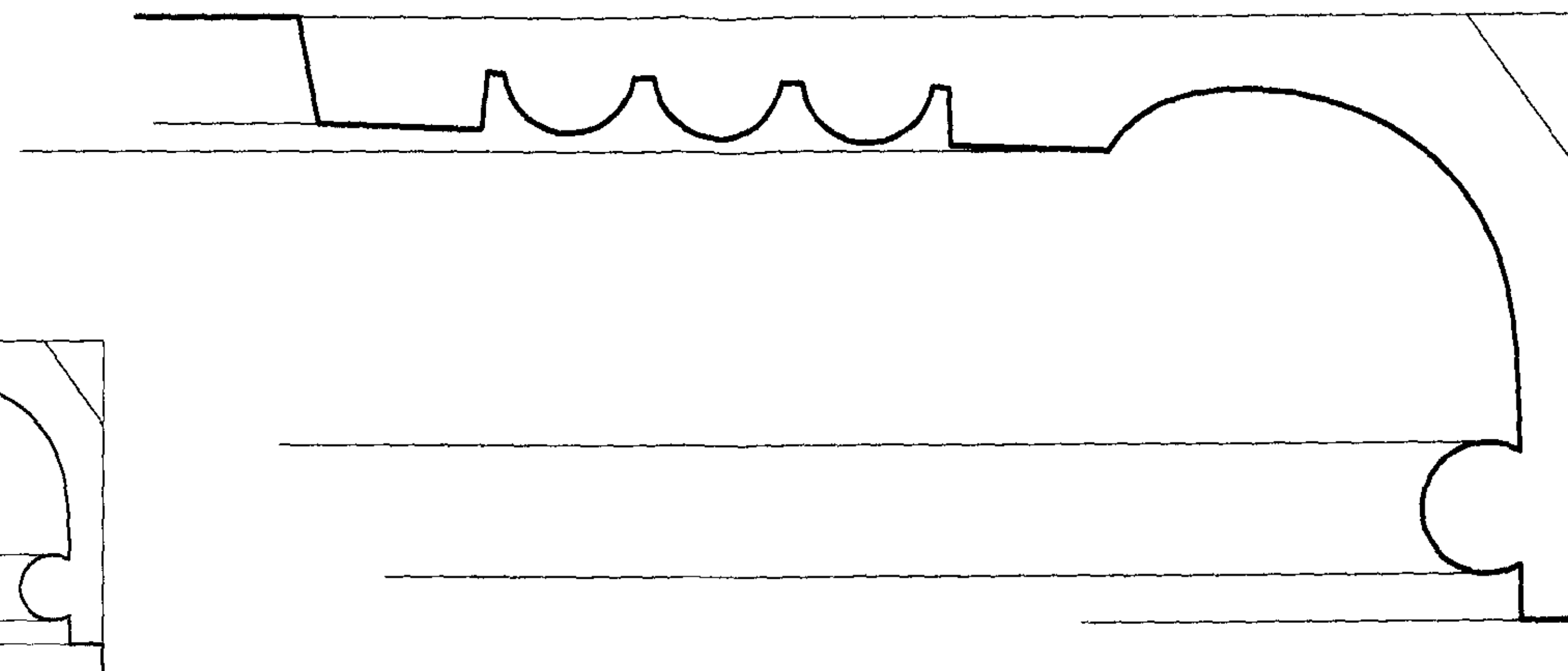
DRAWN EJM CHECKED

DRAWING NO. REV.

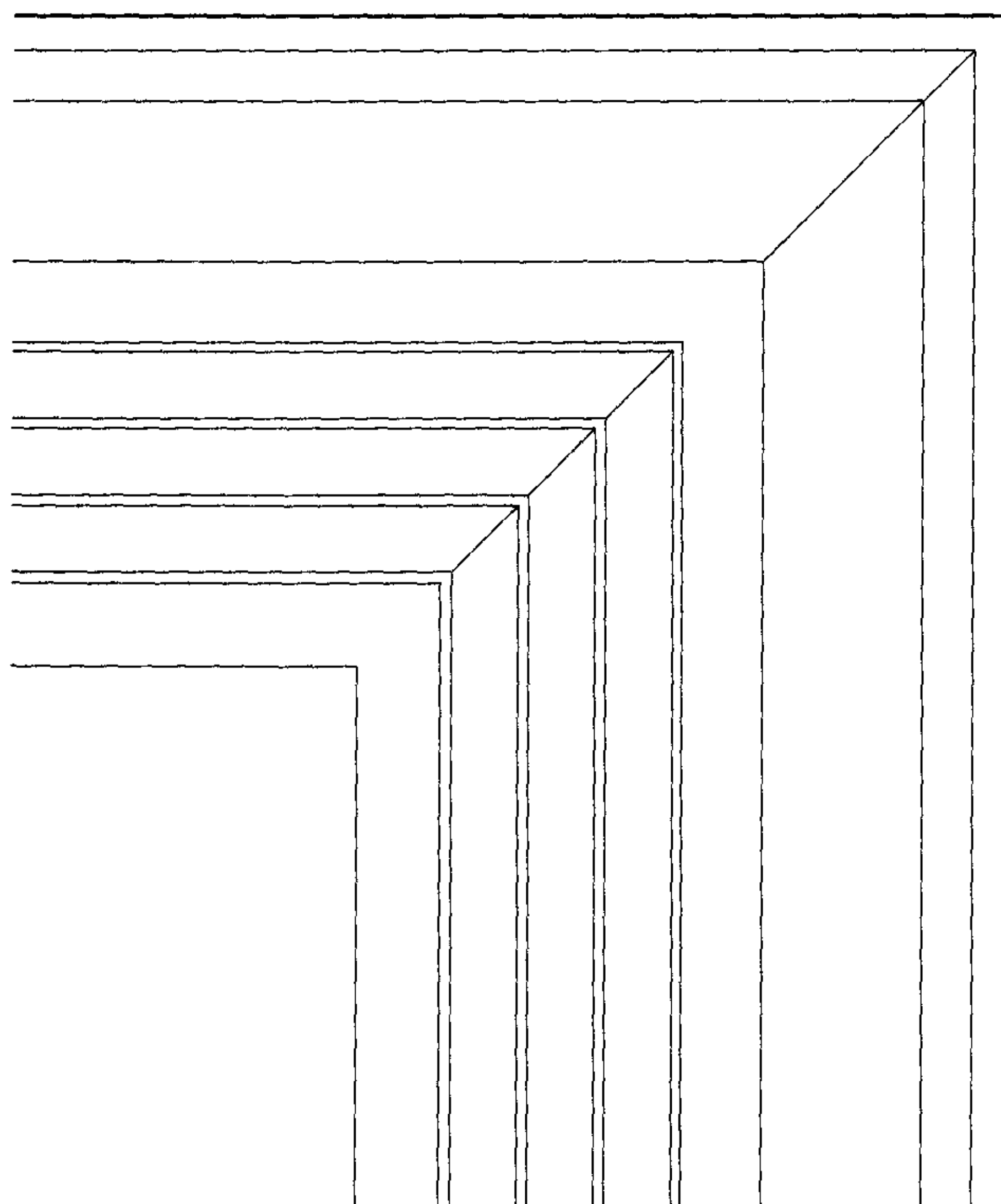
**K-2311- 10**



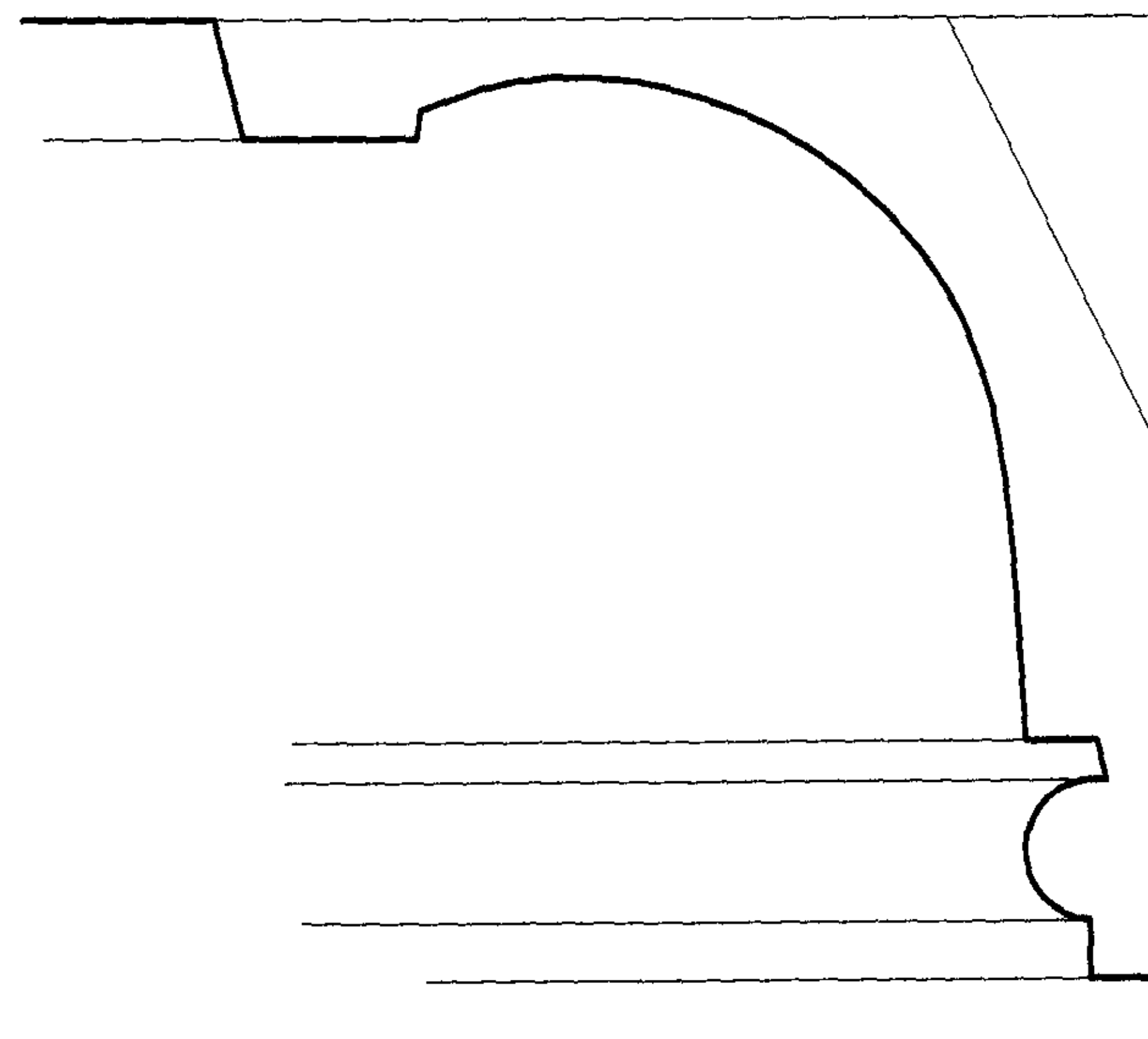
CORNICE to Third Floor Bedrooms  
SECTION Half Full Size



CORNICE to Third Floor Bedrooms T1 & T2  
Full Size



CORNICE to Third Floor Bedrooms  
CEILING ELEVATION Half Full Size



CORNICE to Third Floor Landing T6 and  
Second Floor Landing S4  
Full Size

# NOTES:

Cornices are to be made in fibrous plaster by specialist sub-contractor.

## **KERR PARKER associates** ARCHITECTS

THE MEWS HOUSE, 47A CHASE SIDE, ENFIELD EN2 6NB  
TEL: 020-8367-0480 FAX: 020-8367-0482

CONTRACT  
**41 CHESTER TERRACE**  
Regents Park, London NW1

DRAWING  
**PROPOSED NEW CORNICES AT**  
3rd FL

SCALE F:S DATE 16/12/03

DRAWN EJM CHECKED

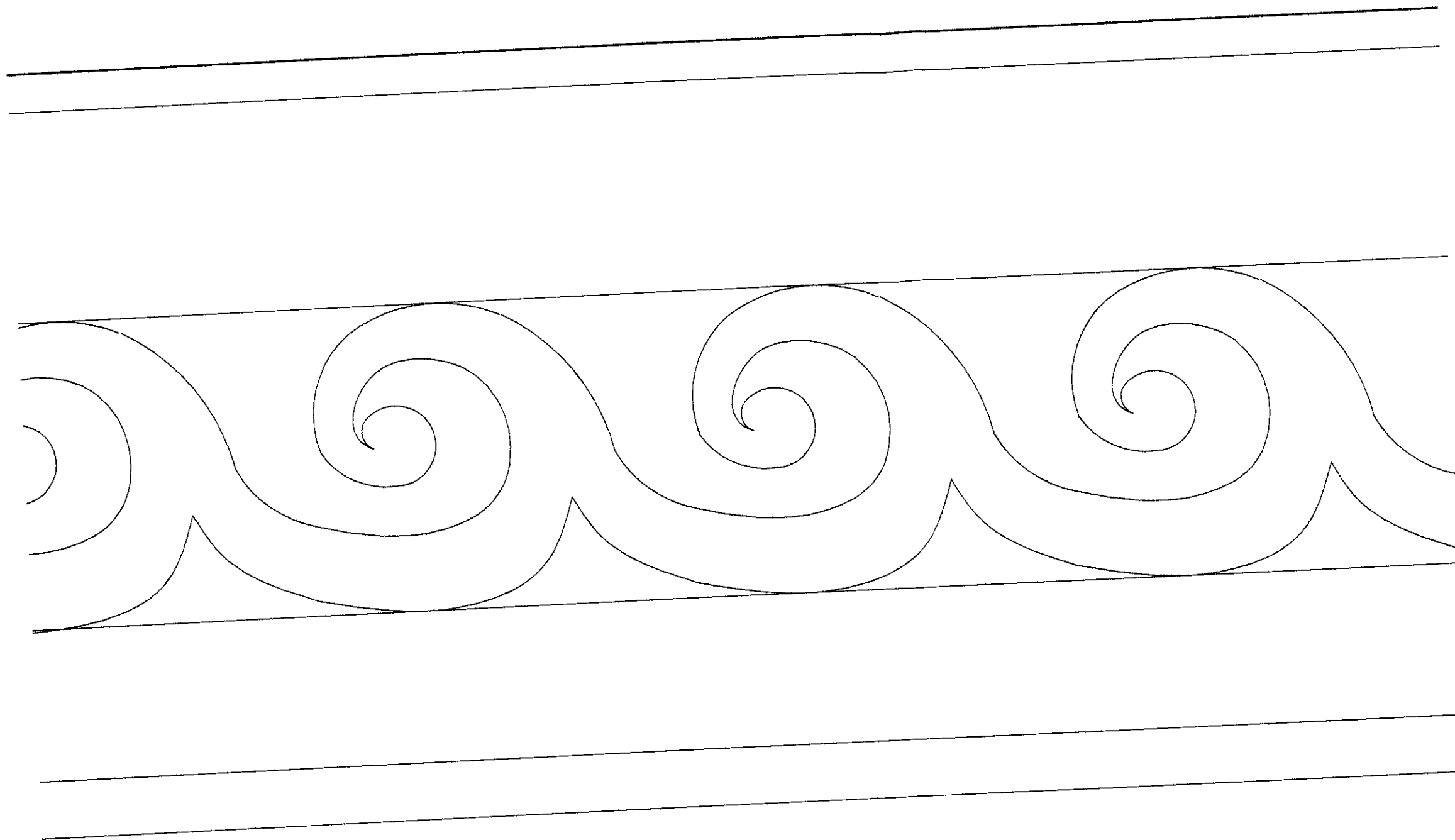
DRAWING NO.

**K-2311- 11**

REV



Cornices are to be made in plaster by specialist sub-contractor.



BEDROOM S1 CORNICE  
To match ex. Vitruvian wave cornice  
approx. scale Half Full Size

**KERR PARKER associates**  
ARCHITECTS

THE MEWS HOUSE, 47A CHASE SIDE, ENFIELD EN2 6NB  
TEL: 020-8367-0480 FAX: 020-8367-0482

CONTRACT  
41 CHESTER TERRACE  
Regents Park, London NW1

DRAWING  
PROPOSED NEW CORNICE 2nd FL  
BEDROOM S1

SCALE	1/2 F.S	DATE	16/12/03
DRAWN	EJM	CHECKED	

DRAWING NO.	K-2311- 12	REV.	
-------------	------------	------	--

NOTES:

Cornices are to be made in fibrous plaster by specialist sub-contractor.

**KERR PARKER associates**  
ARCHITECTS

THE MEWS HOUSE, 47A CHASE SIDE, ENFIELD EN2 8NB  
TEL: 020-8367-0480 FAX: 020-8367-0482

CONTRACT  
**41 CHESTER TERRACE**  
Regents Park, London NW1

DRAWING  
**PROPOSED NEW CORNICE Grnd FL**  
**KITCHEN G2 & DINING ROOM G1**

SCALE 1/2 F.S. DATE 18/12/03

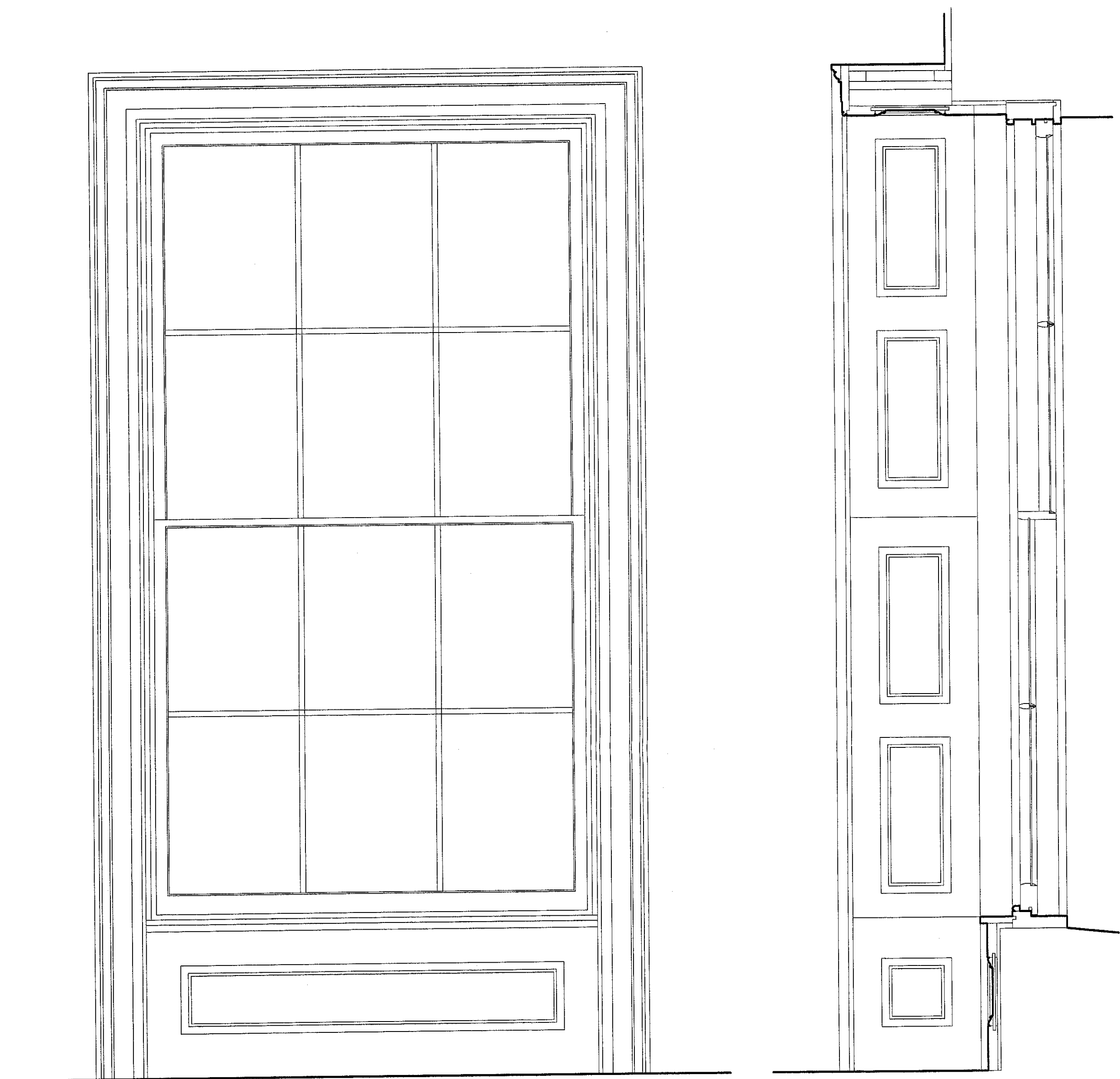
DRAWN EJM CHECKED

DRAWING NO. **K-2311- 13** REV. 

--

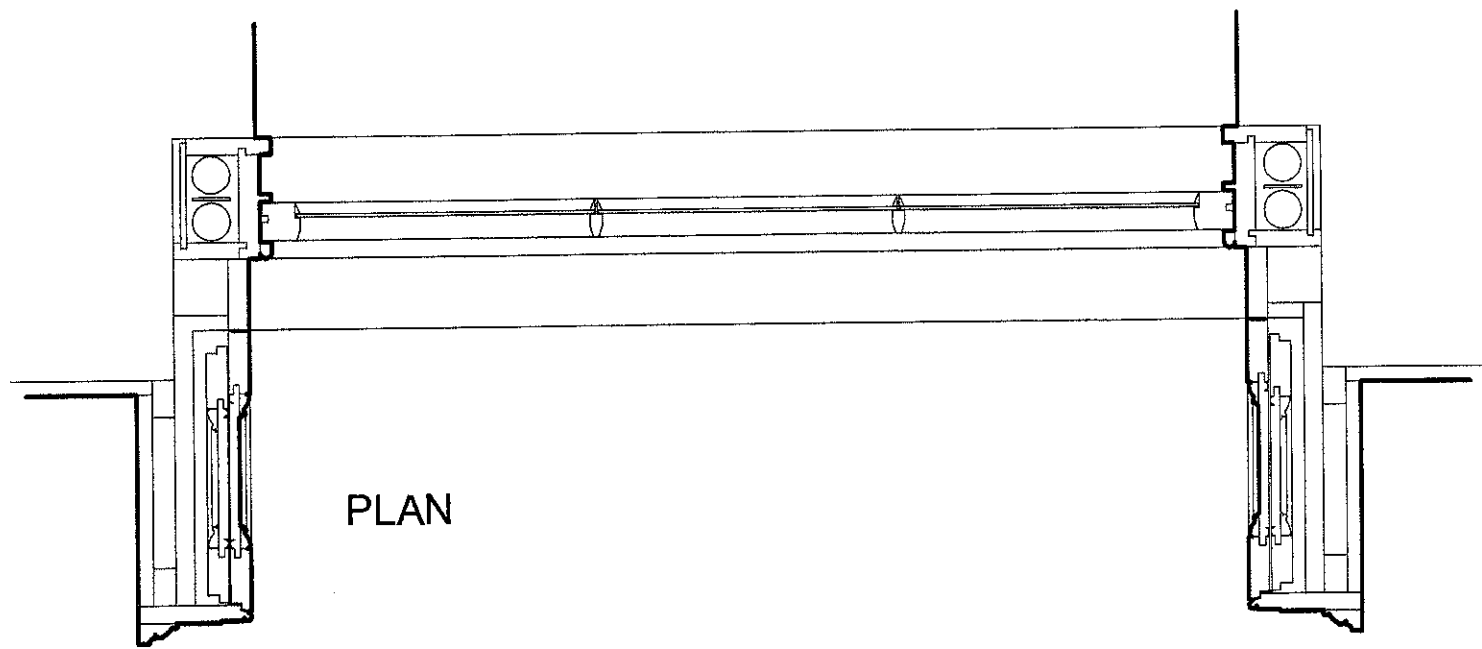
KITCHEN G2 CORNICE & DINING ROOM G1 CORNICE  
To match ex. Modillion cornice  
approx. scale Half Full Size

NOTES:  
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING  
ANY WORK OR PREPARING ANY SHOP DRAWINGS  
Mouldings shown are indicative. Joinery supplier to take  
accurate profiles of existing mouldings to copy for  
manufacture.



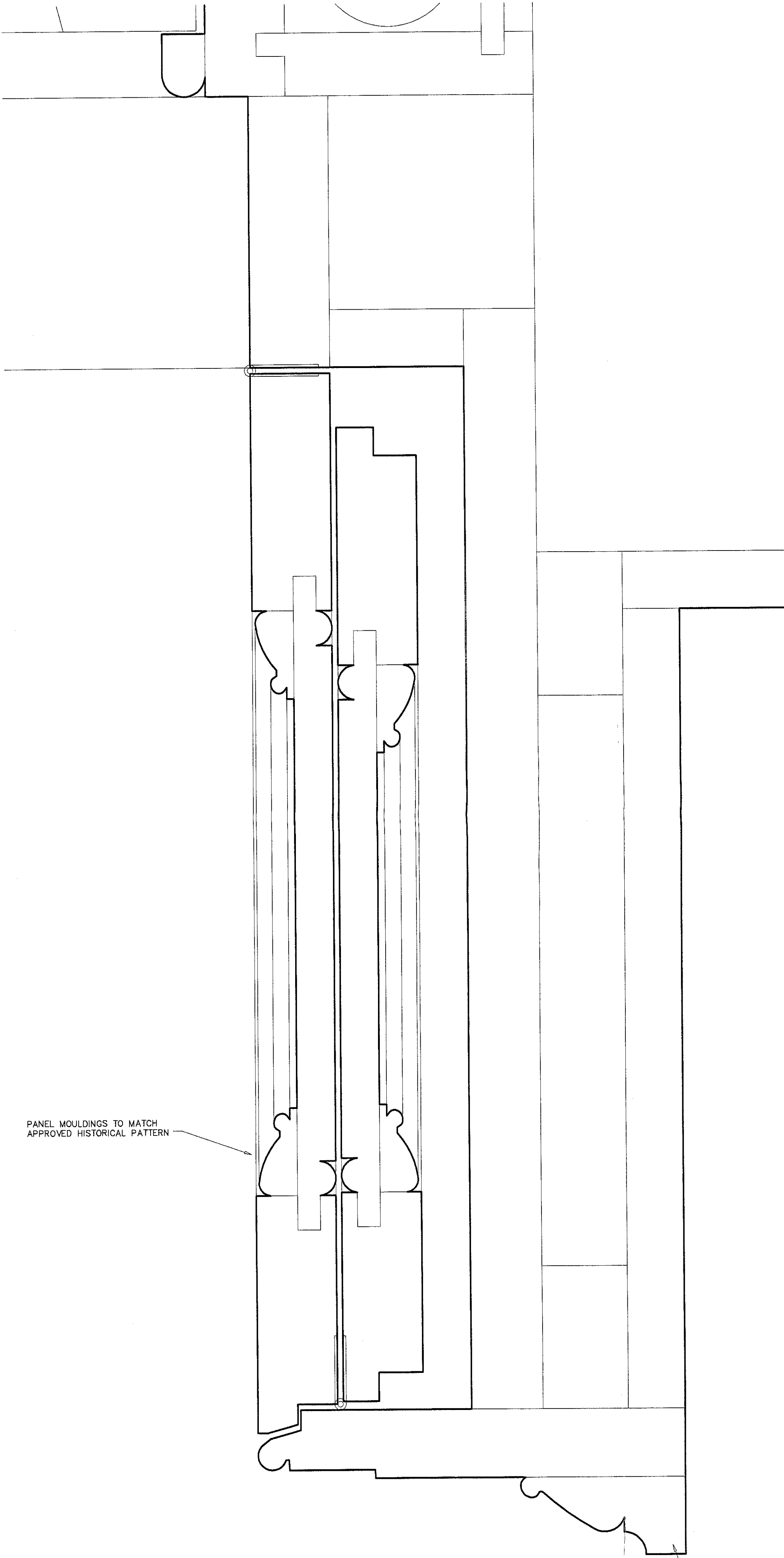
ELEVATION TYPICAL SHUTTER BOXES TO GROUND FLOOR  
First Floor similar but splayed and without bottom panel

SECTION



PLAN

PANEL MOULDINGS TO MATCH  
APPROVED HISTORICAL PATTERN



TYPICAL SHUTTER BOXES

26 x 57mm ARCHITRAVE  
TO APPROVED PROFILE

REV.

**KERR PARKER associates**  
ARCHITECTS

THE MEWS HOUSE, 47A CHASE SIDE, ENFIELD EN2 6NB  
TEL: 020 8367 0480 FAX: 020 8367 0482

CONTRACT

41 CHESTER TERRACE  
Regents Park, London NW1

DRAWING  
TYPICAL DETAILS  
NEW SHUTTER BOXES

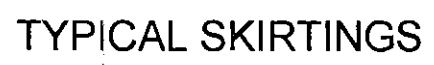
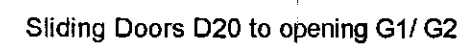
SCALE 1:10, F.S. DATE 16/12/03

DRAWN EM CHECKED

DRAWING NO. REV.

**K-2311- 14**



REV. \_\_\_\_\_

**K-2311- 15**



## **41 CHESTER TERRACE, LONDON NW1**

### **PRELIMINARY SCHEDULE OF WORKS**

#### **COMMON WORKS**

1. Preliminaries- site set up, insurances etc
2. Demolition and Stripping Out
3. Alterations and attendances
4. New plumbing works throughout
5. New electrical installation
6. New Fittings and Fixtures
7. Joinery repairs and draught proofing windows
8. New doors and frames throughout to correct historical details
9. Lift overhaul and refurbishment
10. Repairs to existing render
11. Repairs to external metalwork
12. Decoration works, internal and external

#### **EXTERNAL AREAS**

##### Lightwell Areas

1. Remove existing concrete and lay new York stone paving

##### Existing Vaults B7, B8, B9

1. Excavate for new floors
2. Tank vaults to make waterproof

##### Front Porch

1. Take up existing step and stone landing.
2. Lay new Portland Stone steps and landing.

#### **BASEMENT**

##### Utility Room and Staff Kitchen B1

1. New Plant in existing Plant Room
2. New heating system
3. New hot water system
4. New cylinder cupboard
5. New fitted furniture, sink and appliances
6. New Limestone tile floor

##### Gym B2

1. Take up existing timber floor.
2. Lay new sprung timber floor
3. Build new duct casing

##### Staff Bedroom B3

1. Remove existing fitted cupboards
2. Form new door opening for door D14
3. Build new fitted wardrobe
4. New carpet floor finish

#### Guest Lav. B6 and Shower Room B4

1. Remove existing bathroom and partition walls complete
2. Build new partition wall for Shower Room
3. Fit new sanitary fittings for Lav and Shower Room
4. New Limestone tile floor finish to Lav
5. New tile floor finish to Bathroom
6. Tile Shower Room walls full height

#### Hall B5

1. Remake existing cupboards under stairs with new doors and frames
2. Take off existing stair balustrade and fit new metal balustrade
3. Lay new Limestone tile floor

### **GROUND FLOOR**

#### Entrance Lobby and Hall G3

1. Remove lobby and staircase wall to basement stair
2. New balustrade to guard basement stairwell
3. Remove existing columns and arch over
4. Remove existing winders from bottom of staircase
5. Build new winders to bottom part of stairs and alter handrail
6. Build new wall across width of Hall with borrowed light in fire resistant glass
7. Raise door heads D17 & D19 for 6-panel doors
8. New Limestone tile floor

#### Dining Room G1

1. Remove existing kitchen units
2. Remake duct casing
3. Form new opening with false walls and sliding doors to G2
4. New timber strip floor

#### Kitchen/ Breakfast Area G2

1. Remove existing false work either side of windows
2. Remove existing partition wall to existing Hall
3. Build new partition to side of existing duct
4. Take out existing chimney piece and set aside for re-use
5. Block up fireplace opening and fit vent
6. New shutters and shutter boxes to existing windows
7. New modillion cornice to match existing
8. New timber strip floor
9. New kitchen furniture and appliances

### **FIRST FLOOR**

#### Saloons F1 & F2

1. Remove existing column and arch ceiling
2. Remove existing false work either side of chimney breast
3. Remove wall panelling, duct casings, fitted furniture to F2
4. Open up existing alcoves to F2
5. Remove existing wall between F1 & F2 including new steel beam
6. New shutters and shutter boxes to existing windows
7. New honeysuckle cornice with concealed lighting strip
8. New timber strip floor
9. Fit new chimney pieces with cast iron register grates

### Landing and Stairs F3

1. Raise door heads D21 & D23 for 6-panel doors

## **SECOND FLOOR**

### Landing and Stairs S4

1. Fix shut and make 1hr FR existing door openings D24, D28 and fit new 4-panel doors
2. Re-make partition with new pair of doors into bedroom
3. Alter opening to increase width for door D27
4. Run new cornice above half landing area

### Bedroom S1

1. Form new opening for door D29
2. Run new cornice to match existing Vitruvian Scroll cornice
3. Fit new chimney piece set aside from G2 with cast iron register grate
4. New carpet floor finish

### Dressing Room S2 and Bathroom S3

1. Remove existing dressing room fixtures and fittings
2. Remove existing dressing room/ bathroom partition walls
3. Strengthen floors to engineers details
4. Construct new partitions to new layout
5. Build new vanity unit and duct casings
6. Install new bathroom fittings and shower
7. New cornice to bathroom and dressing room
8. Tile bathroom and shower walls full height
9. New marble tile floor to bathroom
10. Build new fitted wardrobes
11. New carpet floor to dressing room

## **THIRD FLOOR**

### Landing and Stairs T6 and Lobby T5

1. Demolish existing shelf recess at side of duct
2. Alter opening for door D 31 to increase width
3. New cornice to detail

### Bedrooms T1, and T2

1. Remove existing partition walls between existing bedrooms and bathrooms
2. Remove duct casings and fitted furniture
3. Strengthen floors to engineers details
4. Construct new partitions to new layout
5. Run new cornice to detail
6. Fit new chimney piece with cast iron register grate to T1
7. New carpet floor finish

### Bathroom T3 and Shower Room T4

1. Remove existing bathroom fittings complete
2. Alter partitions and build new to suit new layout
3. Install new bathroom fittings and shower
4. New cornice to bathroom
5. Tile walls full height
6. New tiled floor to bathroom

## **PROVISIONAL DOOR SCHEDULE**

D1	New boarded door to match existing pattern
D2	New boarded door to match existing pattern
D3	New boarded door to match existing pattern
D4	Existing half glazed door overhauled
D5	New 4-panel door ½hrFRSC and lining in existing opening
D6	New 4-panel door ½hrFRSC and lining in existing opening
D7	New pair 2-panel doors ½hrFRSC and lining in existing opening
D8	New 4-panel door ½hrFRSC and lining in existing opening
D9	New 4-panel door to lift ½hrFRSC and lining in existing opening
D10	New 4-panel door ½hrFRSC and lining in existing opening
D11	New 4-panel door ½hrFRSC and lining in altered opening
D12	New pair 2-panel doors ½hrFRSC and lining in existing opening
D13	New 4-panel door ½hrFRSC and lining in existing opening
D14	New 4-panel door and lining in new opening
D15	Omitted
D16	Existing front door overhauled
D17	New 6-panel door ½hrFRSC and lining in altered opening
D18	New 4-panel door to lift ½hrFRSC and lining in existing opening
D19	New 6-panel door ½hrFRSC and lining in altered opening
D20	New pair 3-panel sliding doors and lining in new opening
D21	New 6-panel door ½hrFRSC and lining in altered opening
D22	New 4-panel door to lift ½hrFRSC and lining in existing opening
D23	New 6-panel door ½hrFRSC and lining in altered opening
D24	New 4-panel door ½hrFRSC and lining in existing opening fixed shut
D25	New 4-panel door to lift ½hrFRSC and lining in existing opening
D26	New 4-panel door ½hrFRSC and lining in existing opening
D27	New 4-panel door ½hrFRSC and lining in new opening
D28	New 4-panel door ½hrFRSC and lining in existing opening fixed shut
D29	New 4-panel door and lining in new opening
D30	New 4-panel door and lining in new opening
D31	New 4-panel door ½hrFRSC and lining in altered opening
D32	New 4-panel door to lift ½hrFRSC and lining in existing opening
D33	New 4-panel door ½hrFRSC and lining in new opening
D34	New 4-panel door ½hrFRSC and lining in new opening
D35	New 4-panel door ½hrFRSC and lining in new opening
D36	New 4-panel door and lining in new opening
D37	New 4-panel door and lining in new opening
D38	New 4-panel door ½hrFRSC and lining in new opening

RECEIVED 14 DEC 2004



Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Tel 020 7278 4444  
Fax 020 7974 1975  
Textlink 020 7974 6866

env.devcon@camden.gov.uk  
www.camden.gov.uk/planning

Kerr Parker Associates Architects  
The Mews House  
47A Chase Side  
Enfield  
EN2 6NB

Application Ref: **2004/4483/L** *2004/4483/L*  
Please ask for: **Mortimer MacSweeney**  
Telephone: 020 7974 5786

10 December 2004

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 Chester Terrace**  
**London**  
**NW1 4ND**

Proposal:  
Removal of existing railings and bridge to lightwell and replacement with new railings and bridge, and ancillary works to stonework.  
Drawing Nos: K-2311-24 rev A as amended by Kerr Parker e-mail dated 06/12/04;  
Site location plan; photos sheet 2; & K-2311-23 rev A

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 five 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 work and work of making good shall be carried out to match the original 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 EN38 of the London Borough of Camden Unitary Development Plan 2000.

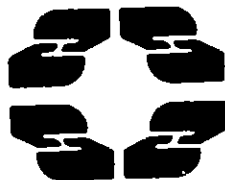
Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'P. A. B. M.' with a stylized flourish at the end.

Environment Department  
(Duly authorised by the Council to sign this document)

# London Borough of Camden



SR  
Planning and Transport Department  
Camden Town Hall  
Argyle Street Entrance Euston Road  
London WC1H 8EQ Tel: 278 4444  
David Pike MSc CEng MICE MRTPI  
Director of Planning and Transport

Purcell Miller Tritton and Ptns  
St Marys Hall,  
Rawstorn Road  
Colchester,  
Essex CO3 3JH

Our Reference: HB/8870369/  
Case File No: L11/10/A  
Tel. Inqu:  
Mr. Baikie ext. 2617  
(Please ring after 2.00pm)

Date: 20 DEC 1988

Dear Sir(s)/Madam,

Town and Country Planning Act 1971 (as amended)  
Town and Country Planning (Listed Buildings and Buildings in  
Conservation Areas) Regulations 1987

## Listed Building Consent

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the undermentioned schedule, subject to the conditions set out therein.

This consent is given subject also to due compliance with the Town and Country Planning Acts, any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of listed building consent does not remove the necessity of also obtaining planning permission where such permission is required.

Your attention is drawn (a) to the provisions of the London Building Act 1930/39 and the Building Regulations 1985 which must be complied with to the satisfaction of the District Surveyor, Chief Engineer's Department, at 141 Euston Road, London NW1 2AU: (b) to the Statement of Applicants Rights set out below.

## SCHEDULE

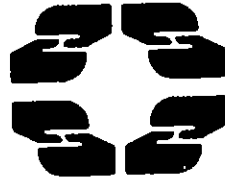
Date of Original Application : 28th July 1988

Address : 42 Chester Terrace, NW1

Proposal : Alterations of internal partition walls on the basement, ground, first, second and third floors, as shown on drawing nos: 7391/01; 8262/30A and 8262/31

## Standard Condition:

1. The works hereby permitted shall be begun not later than the expiration of five years from the date on which this consent is granted.



(Cont.)

( Our Reference: HB/8870369/ )  
( Case File No: L11/10/A )

Reason for Standard Condition:

1. In order to comply with the provisions of Section 56A of the Town and Country Planning Act 1971 as amended.

Additional Condition(s):

- 01 No work shall start on site without prior written notification of that start to The London Division of the Historic Buildings and Monuments Commission, Chesham House, 30 Warwick Street, London W1R 6AB, quoting date 5th December 1988 and reference 3850/42 .

Reason(s) for Additional Condition(s):

- 01 As required by The Historic Buildings and Monuments Commission.

Yours faithfully

Director of Planning and Transport  
(Duly authorised by the Council to sign this document)

## STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT, OR GRANT OF CONSENT SUBJECT TO CONDITIONS.

- 1) If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent or conservation area consent for the proposed works, or to grant consent subject to conditions, the applicant may appeal to the Secretary of State for the Environment in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ).
- The Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- 2) If listed building consent or conservation area consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered

Rosemont Associates Limited  
(Ref:A9452/C/MP/10)  
212 St Ann's Hill  
LONDON  
SW18 2RU

Our Reference: PL/9401891/R4  
Case File No: L11/6/2  
Tel.Inqu:  
John Davies ext. 5885

Date: 18 JUL 1995

Dear Sir(s)/Madam,

Town and Country Planning Act 1990  
Town and Country Planning General Development Procedure Order 1995  
Town and Country Planning (Applications) Regulations 1988

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 6th December 1994

Address : 42 Chester Terrace, NW1

Proposal : The erection of infill extension in the basement well area and associated external alterations.  
as shown on drawing numbers A9452C/01E, 002C, 03E, 04C, 05 & 06C, and S/01B, 02B & 03, and 4 unnumbered photographs, as revised by letters dated 22 December 1994, 10 February 1995, 28 April 1995 and 28 June 1995.

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Yours faithfully,

  
Director,  
Environment Department  
(Duly authorised by the Council to sign this document)

Charlie Wildash  
Malcolm Hollis LLP  
5 Brooks Court  
Kirtling Street  
London  
SW8 5BP

Application Ref: **2008/0871/L**  
Please ask for: **Charlie Rose**  
Telephone: 020 7974 **1971**

06 June 2008

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:

**42 Chester Terrace  
London  
NW1 4ND**

Proposal:

Replacement of an existing window at lower ground floor level with a double door and side light.

Drawing Nos: Site Location Plan; Drawing Nos. 20221/01; 02; 03; 04; 05; 06; 07  
x3 Photo Sheets.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 Application for approval of the reserved matters shall be submitted to the Council within three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).



- 2 All new work and work of making good shall be carried out to match the original 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 B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***



# **Design and Access Statement**

## **42 Chester Terrace, Regents Park, London**

### **NW1 4ND**

Prepared for **Mr & Mrs D Coffey**  
Prepared by **Paul Heyworth BSc (Hons) MRICS**  
**Charlie Wildash BSc (Hons)**  
Date **08 February 2007**  
Reference **20221/12/GPB/PRH**

Prepared for  
Mr & Mrs D Coffey

Design and Access Statement  
42 Chester Terrace, Regents Park, London

#### **Malcolm Hollis LLP**

5 Brooks Court, Kirtling Street, London SW8 5BP  
T 020 7622 9555 F 020 7627 9850 W malcolmhollis.com

Malcolm Hollis LLP, a Limited Liability Partnership. Registered in England and Wales number OC314362.  
Registered office: 5 Brooks Court, Kirtling Street, London SW8 5BP.  
VAT number 863 8914 80. A list of members is available from our registered office.

Contents

Page

1.

Design.....

3

1.1

Use.....

3

1.2

Amount.....

3

1.3

Layout and appearance .....

3

1.4

Scale .....

3

1.5

Landscaping.....

3

2.

Access .....

4

2.1

Access during the works.....

4

2.2

Access for the less able .....

4

2.3

Consultation.....

4

## **1. Design**

### **1.1 Use**

The property is located on Chester Terrace, in a residential area comprising numerous Grade 1 listed buildings. 42 is a semi detached building with a large private garden to the south elevation. The Outer Circle runs adjacent the west elevation of the property with Chester Place to the north.

The applicant wishes to alter the remove an existing window at basement level and replace it with a composite door set comprising double doors with a full height fixed side light. The doors will open onto the existing below ground courtyard.

### **1.2 Amount**

We are acting on behalf of our client, Mr and Mrs Coffey, who are the current occupiers of the property and wish to undertake the works which will cost in the region of £1,500.00.

### **1.3 Layout and Appearance**

The proposed alteration will be below ground level to the south elevation and will not affect the external appearance of the building from the site boundary. The new door opening will be purpose made in timber with a double glazed door set and full height fixed side light.

The design is intended to match the existing single glazed double door and side light which opens into the same courtyard area. Aside from the added glazing leaf to aid insulation and air tightness, the only difference between the two doors will be the width. This is unavoidable as the current window reveal is 130 mm smaller resulting in the side light being marginally reduced in width.

The proposed doors will match the adjacent existing double door. The glazing bars and frames are of the same size, materials colour and profile.

Ultimately, it is our intention to blend the new door set into the existing elevation without unduly altering the building fabric of this Grade I listed building. Once in place, the doors will have little or no impact on the appearance of the elevation.

### **1.4 Scale**

There are no proposed changes to the footprint or the height of the external elevations of the property.

### **1.5 Landscaping**

There is no proposed change to the landscaping of the property, the courtyard area will remain as existing.

## **2. Access**

### **2.1 Access during the works**

For works to be undertaken, access can be gained through the entrance doors to the centre of the east elevation. Space for one vehicle will be required to Chester Terrace. Due to the minor nature of the works, the disposal of construction waste can be undertaken daily by the appointed contractors.

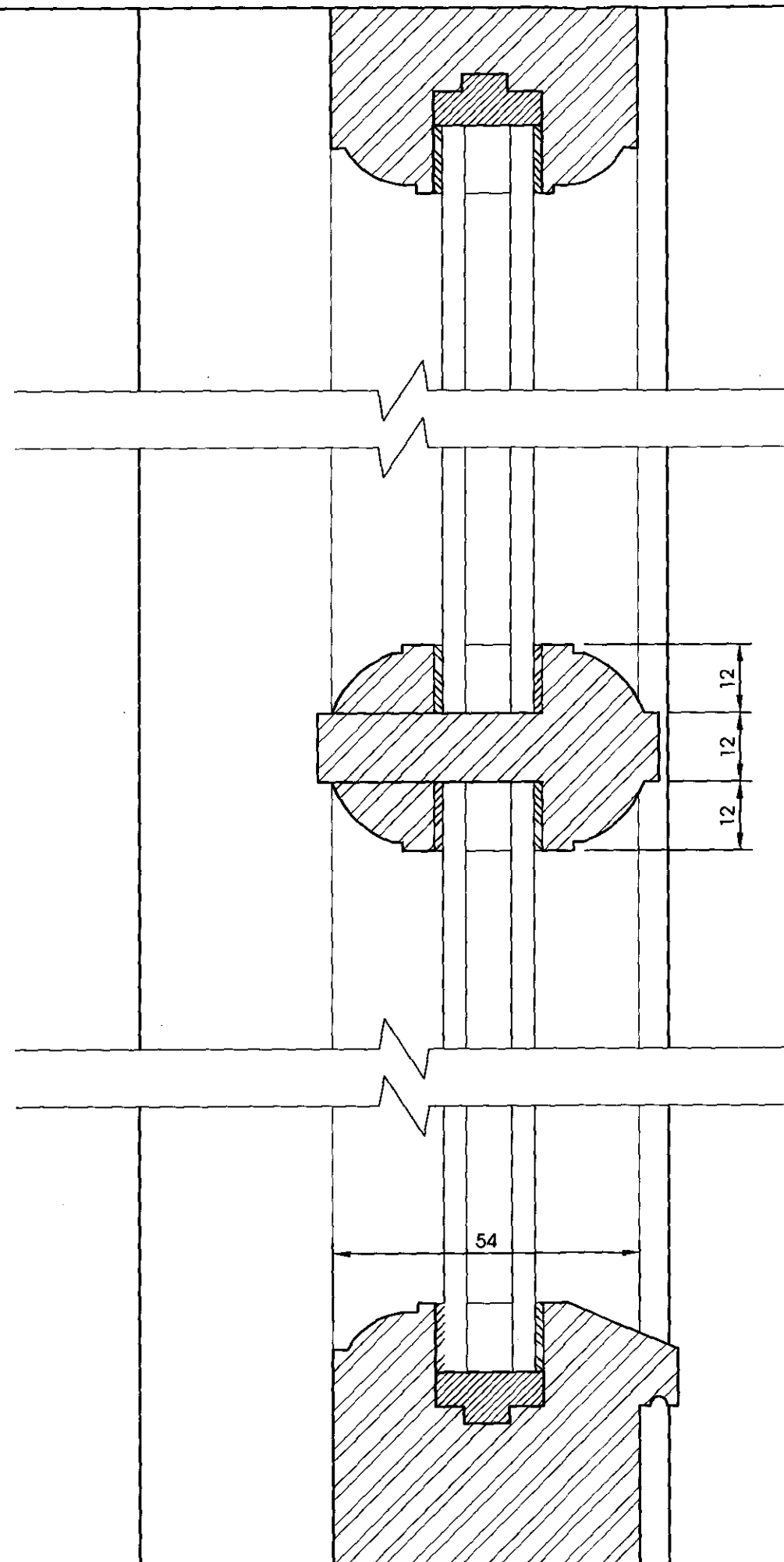
None of the exiting access/egress routes throughout the building will be affected by the alterations.

### **2.2 Access for the less able**

As an existing private dwelling house it is not considered reasonable to expend additional costs on ensuring level access to the rear courtyard.

### **2.3 Consultation**

Consultation has been undertaken with the current tenants to determine their requirements.



17 MAR 2008

# NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) MALCOLM HOLLS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN MILLIMETERS ONLY.

## REVISIONS

No.	Date	Amendments	By/Id

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:  
 PRELIMINARY ☐ TENDER ☐ CONSTRUCTION ☐  
 SKETCH ☐ MEASURED SURVEY ☐ CONTRACT ☐

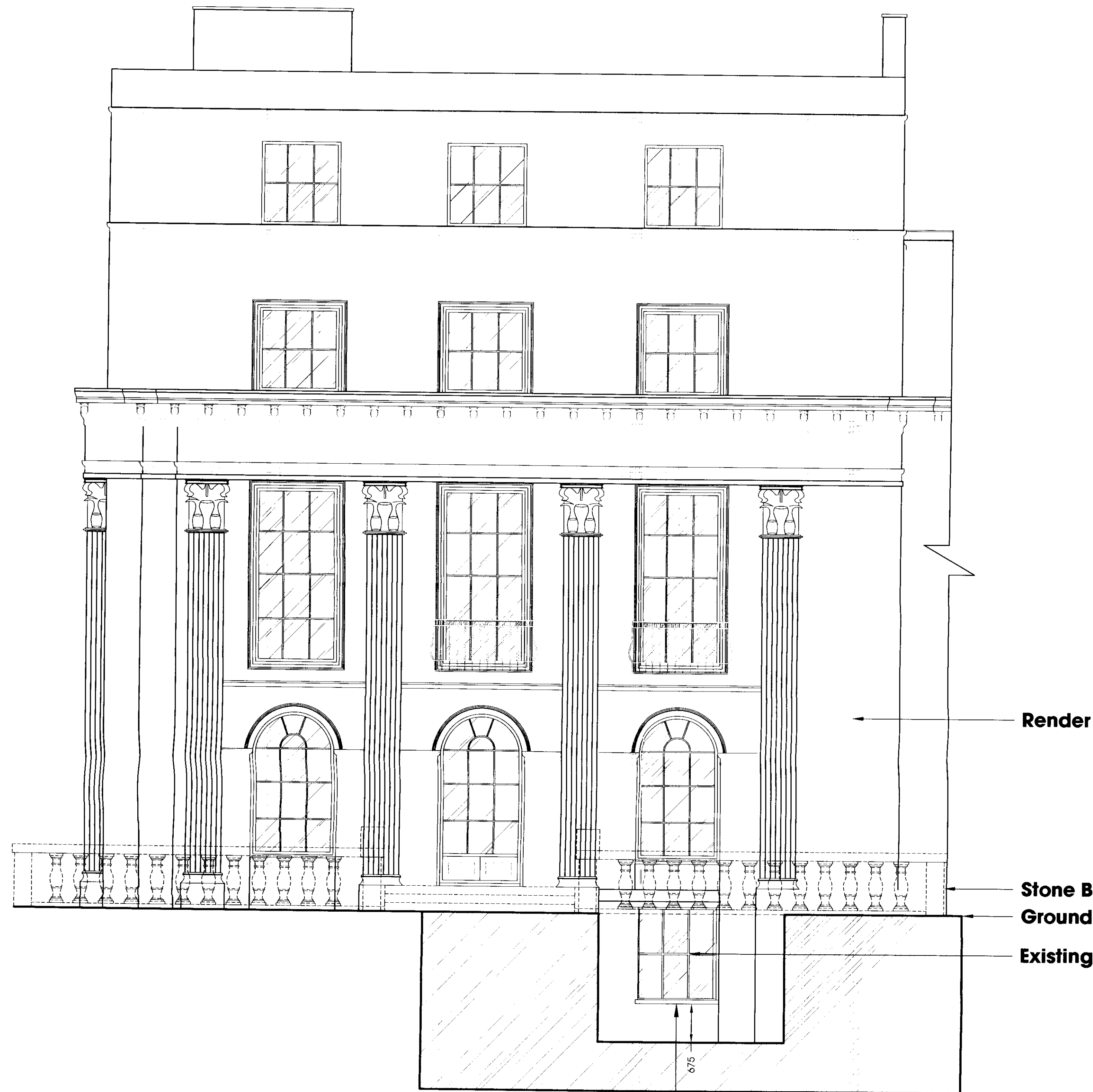
TITLE  
**Door Glazing Bar Detail**

CURRY  
**David Colfer Lyons**

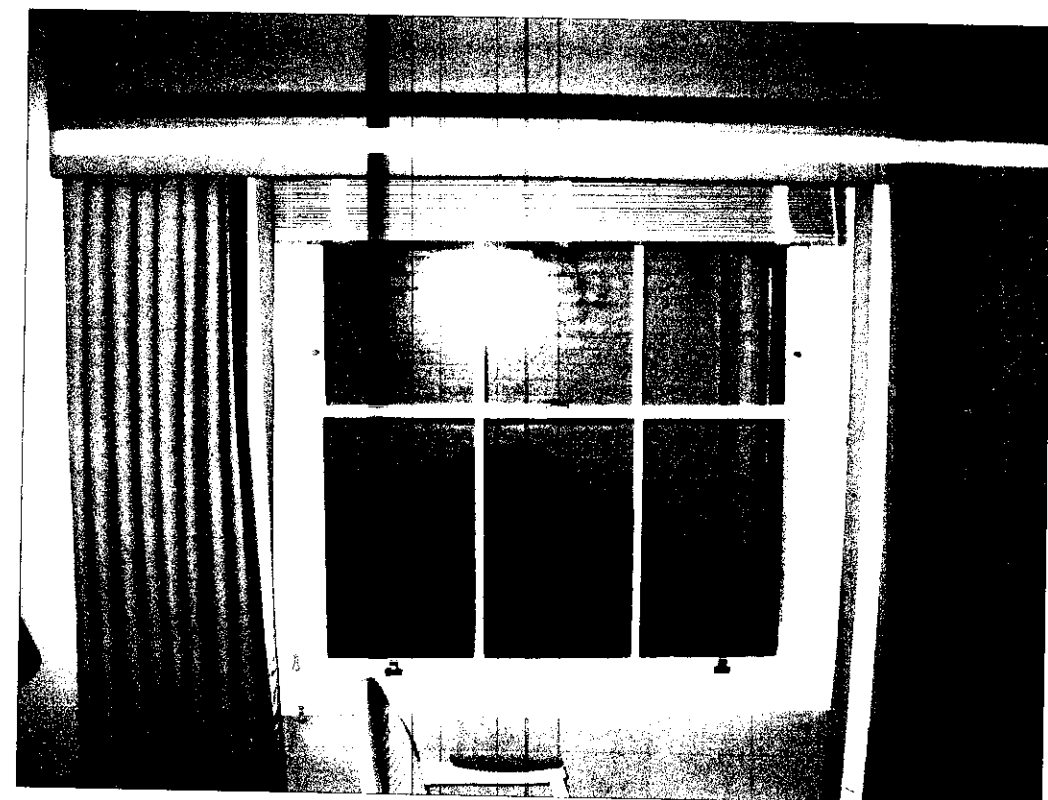
PROJECT NAME  
**42, Chester Terrace  
 London  
 NW1 4ND**

**malcolm holls**  
 5 Brooks Court  
 Kirtling Street  
 London SW8 5BP  
 T 020 7622 9555  
 F 020 7627 9850  
 W malcolmholls.com

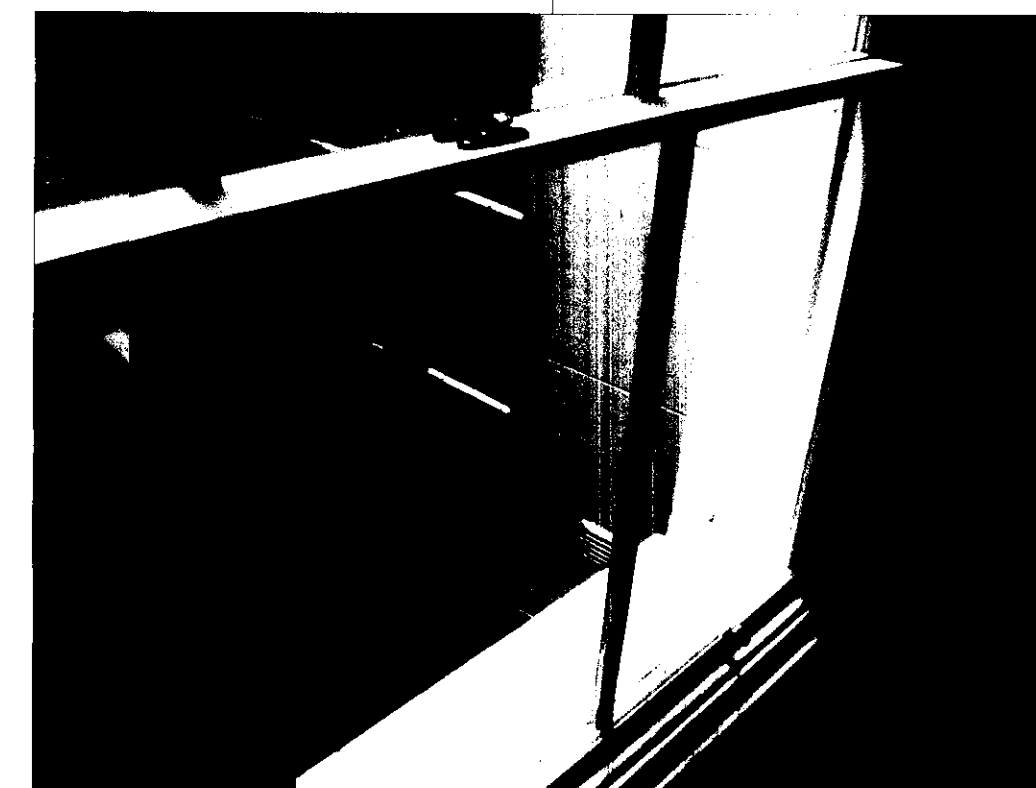
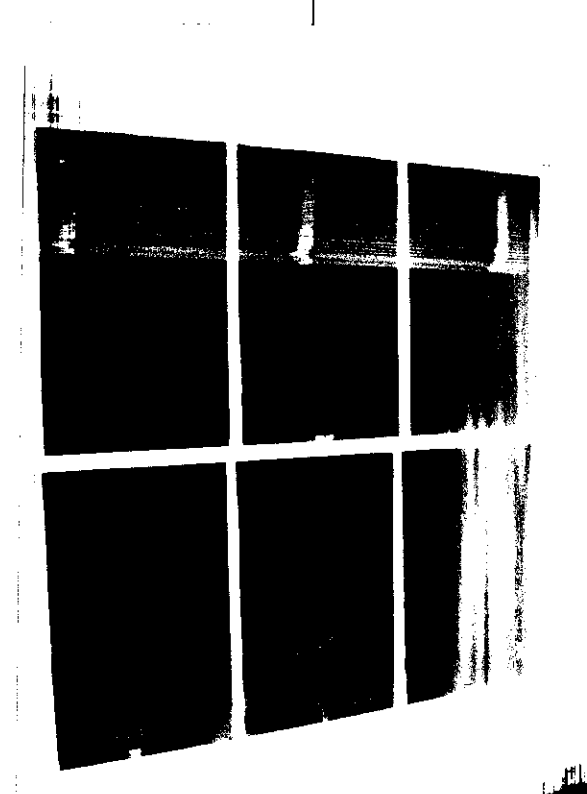
DRAWN BY <b>PB</b>	DATE <b>March 2008</b>
SCALE <b>1:1 @ A3</b>	CHECKED
DRAWING NO. <b>20221/06</b>	REV. NO.



South Facing  
Elevation



Existing Window



#### NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN MILLIMETERS ONLY.

#### KEY

#### REVISIONS

No.	Date	Amendments	Initial

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:  
PRELIMINARY ☐ TENDER ☐ CONSTRUCTION ☐  
SKETCH ☐ MEASURED SURVEY ☐ CONTRACT ☐

TITLE  
Existing Elevation

CLIENT  
David Coffey Lyons

PROJECT NAME  
42, Chester Terrace  
London  
NW1 4ND

**malcolm hollis**  
5 Brooks Court  
Kirtling Street  
London SW8 5BP  
T 020 7622 9555  
F 020 7627 9850  
W malcolmhollis.com

DRAWN BY  
PB

DATE  
Feb 2008

SCALE  
1:50 @ A1

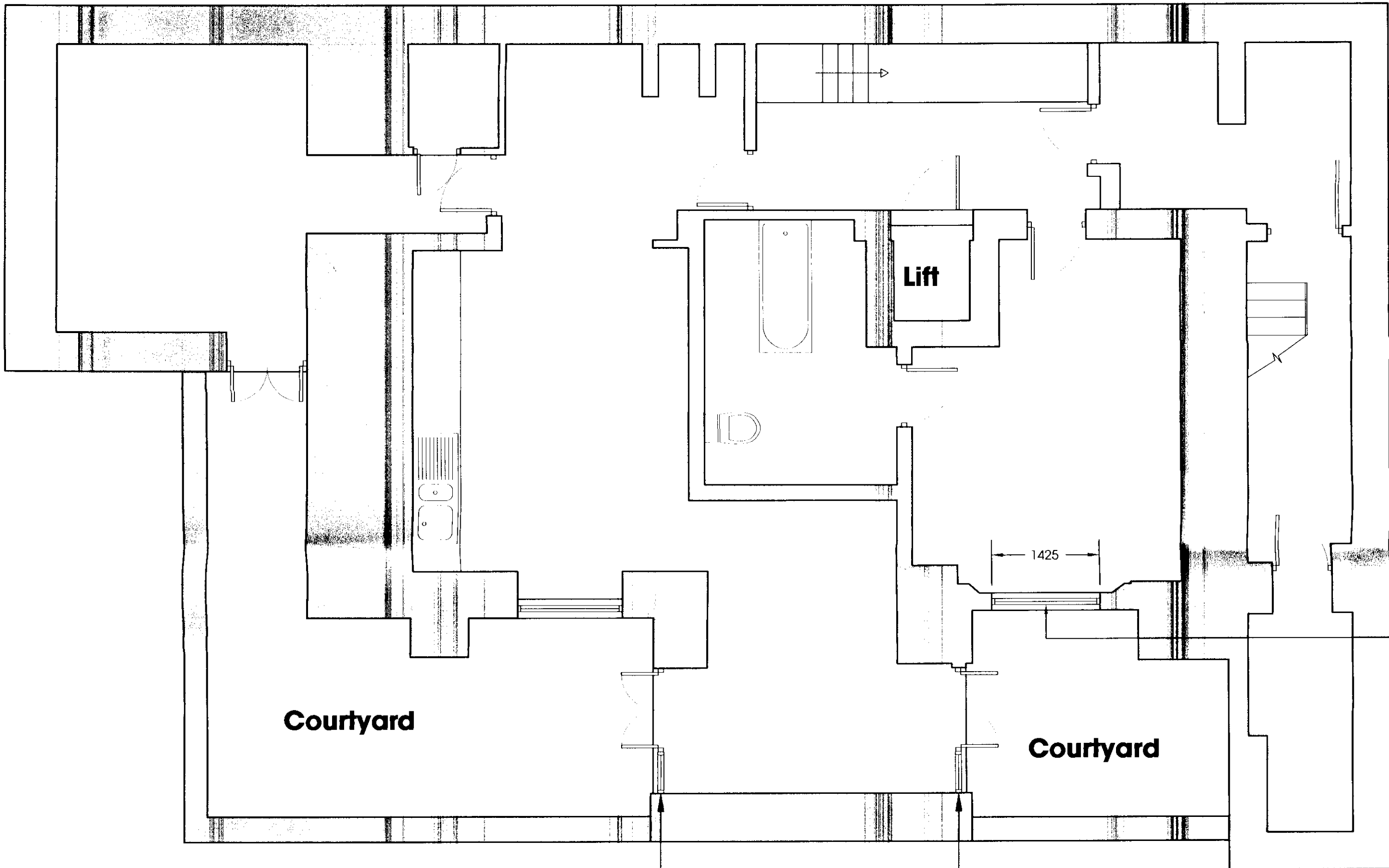
CHECKED

DRAWING NO.

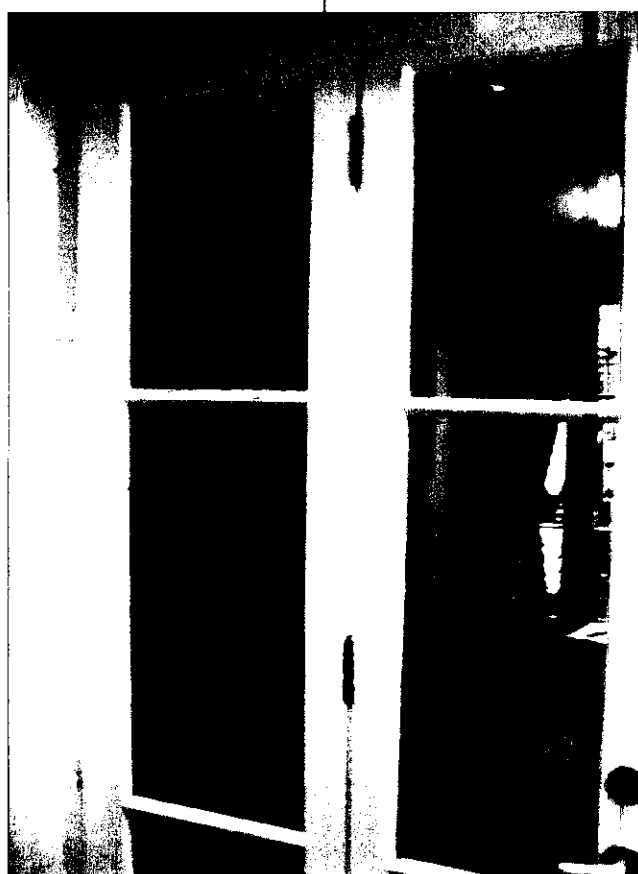
REV. NO.

20221/02





Existing timber French Doors



NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.  
2) MALCOLM HOLLS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.  
3) ALL DIMENSIONS ARE IN MILLIMETERS ONLY.

KEY

REVISIONS


No.	Date	Amendment	Initial
-----	------	-----------	---------

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:  
PRELIMINARY ☐ TENDER ☒ CONSTRUCTION ☐  
SKETCH ☐ MEASURED SURVEY ☐ CONTRACT ☐

TITLE  
Existing Plan

CLIENT  
David Coffey Lyons

PROJECT NAME  
42, Chester Terrace  
London  
NW1 4ND

**malcolm hollis**  
5 Brooks Court  
Kilring Street  
London SW8 5BP  
T 020 7622 9555  
F 020 7627 9850  
W malcolmhollis.com

DRAWN BY  
PB

DATE  
Feb 2008

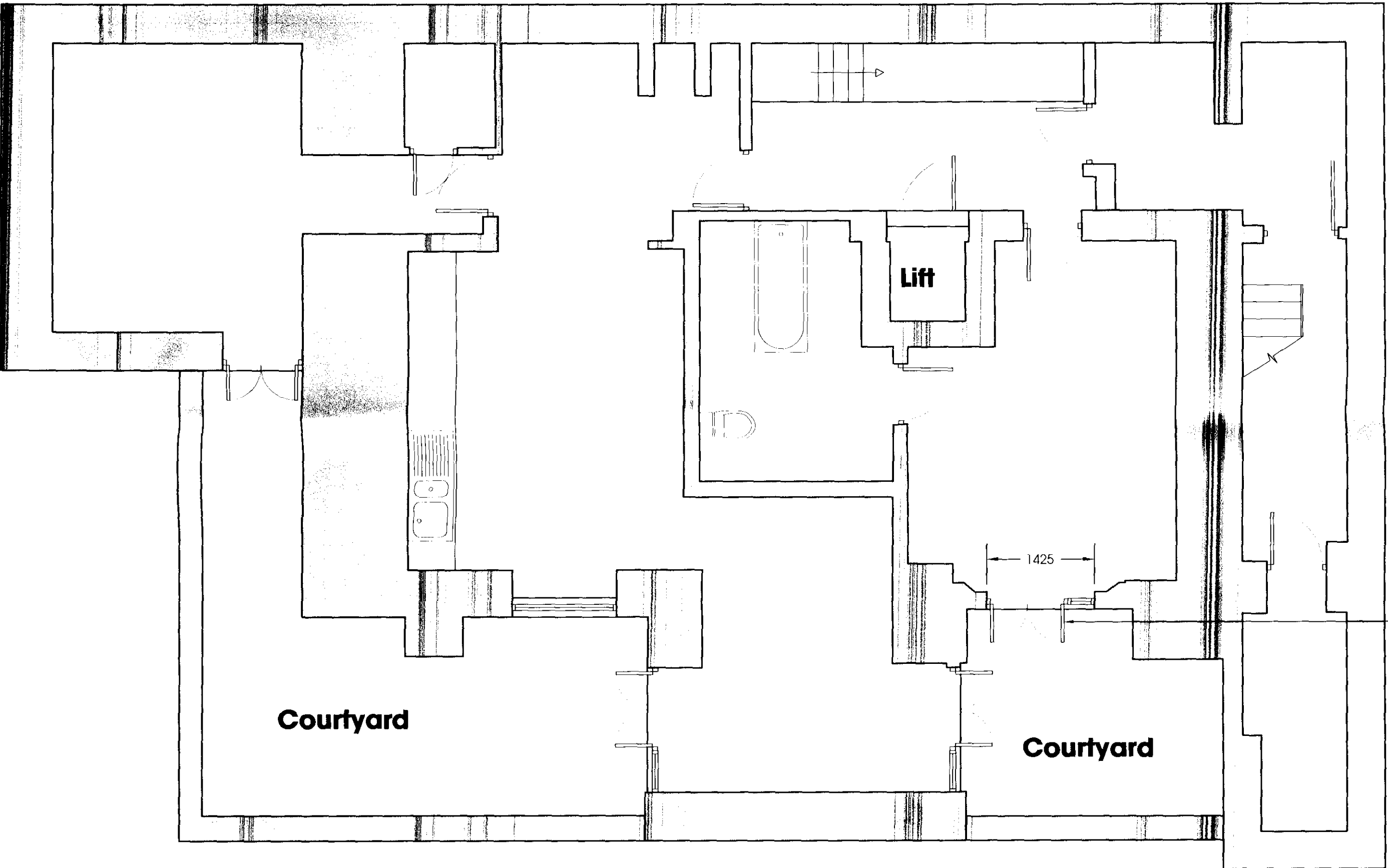
SCALE  
1:50 @ A1

CHECKED

DRAWING NO.

REV. NO.

20221/01



Proposed Door

NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) MALCOLM HOLLES SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN MILLIMETRES ONLY.

KEY

REVISIONS


No.	Date	Amendment	Author
-----	------	-----------	--------

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:  
PRELIMINARY ☐ TENDER ☒ CONSTRUCTION ☐  
SKETCH ☐ MEASURED SURVEY ☐ CONTRACT ☐

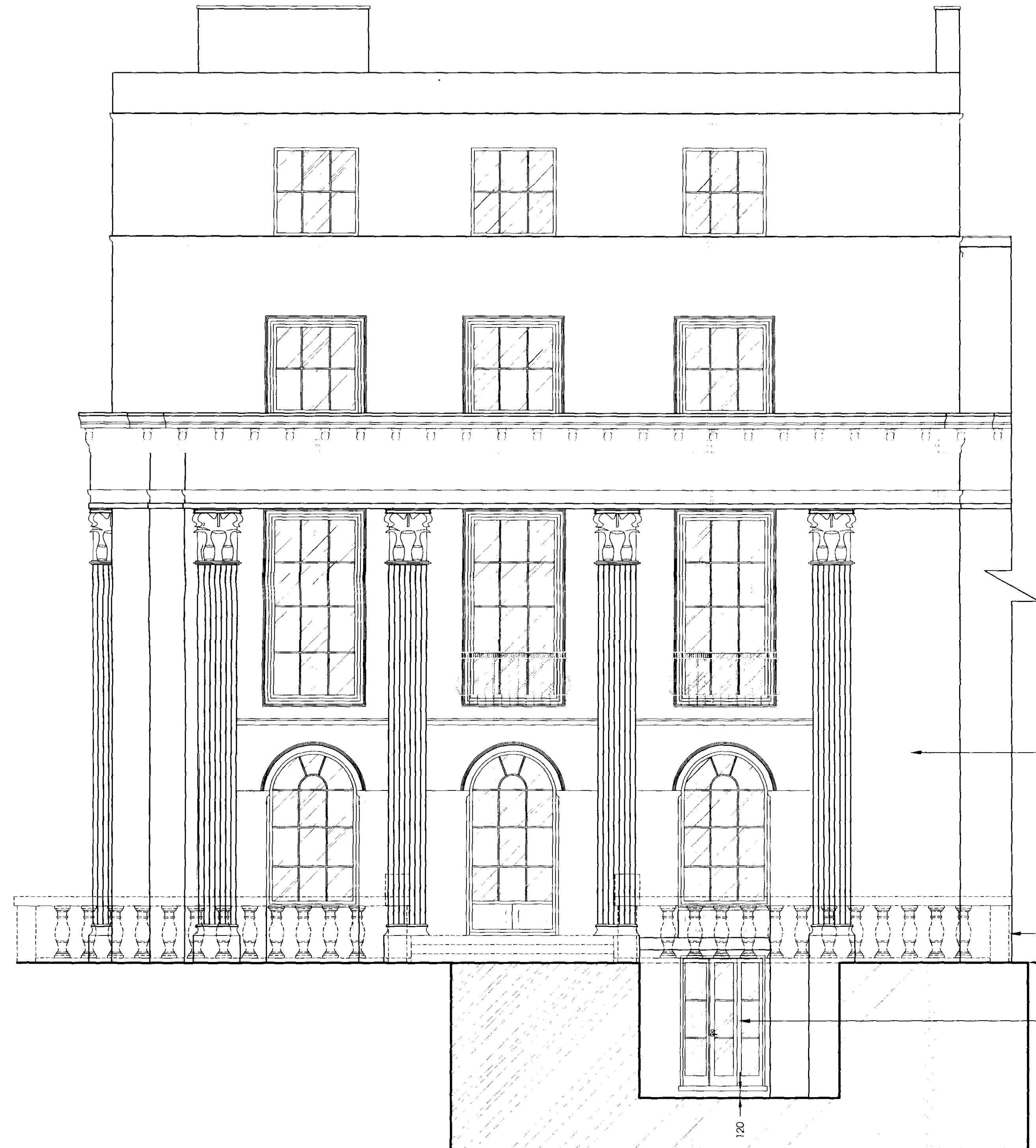
TITLE  
Proposed Plan

CLIENT  
David Coffey Lyons

PROJECT NAME  
42, Chester Terrace  
London  
NW1 4ND

**malcolm holles**  
5 Brooks Court  
Kirkling Street  
London SW8 5BP  
T 020 7622 9555  
F 020 7627 9850  
W malcolmhollis.com

DRAWN BY <b>PB</b>	DATE <b>Feb 2008</b>
SCALE <b>1:50 @ A1</b>	CHECKED
DRAWING NO. <b>20221/03</b>	REV. NO.



South Facing  
Elevation

Render

Stone Balustrades  
Ground Level

Proposed french  
doors and fixed  
sidelight panel

#### NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
- 2) MALCOLM HOLLS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN MILLIMETERS ONLY.

#### KEY

#### REVISIONS

No.	Date	Amendments	Initial

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:  
PRELIMINARY ☐ TENDER ☐ CONSTRUCTION ☐  
SKETCH ☐ MEASURED SURVEY ☐ CONTRACT ☐

#### TITLE

Proposed Elevation

#### CLIENT

David Coffey Lyons

#### PROJECT NAME

42, Chester Terrace  
London  
NW1 4ND

**malcolm hollis**

5 Brooks Court  
Kirtling Street  
London SW8 5BP

T 020 7622 9555

F 020 7627 9850

W malcolmhollis.com

#### DRAWN BY

PB

#### DATE

Feb 2008

#### SCALE

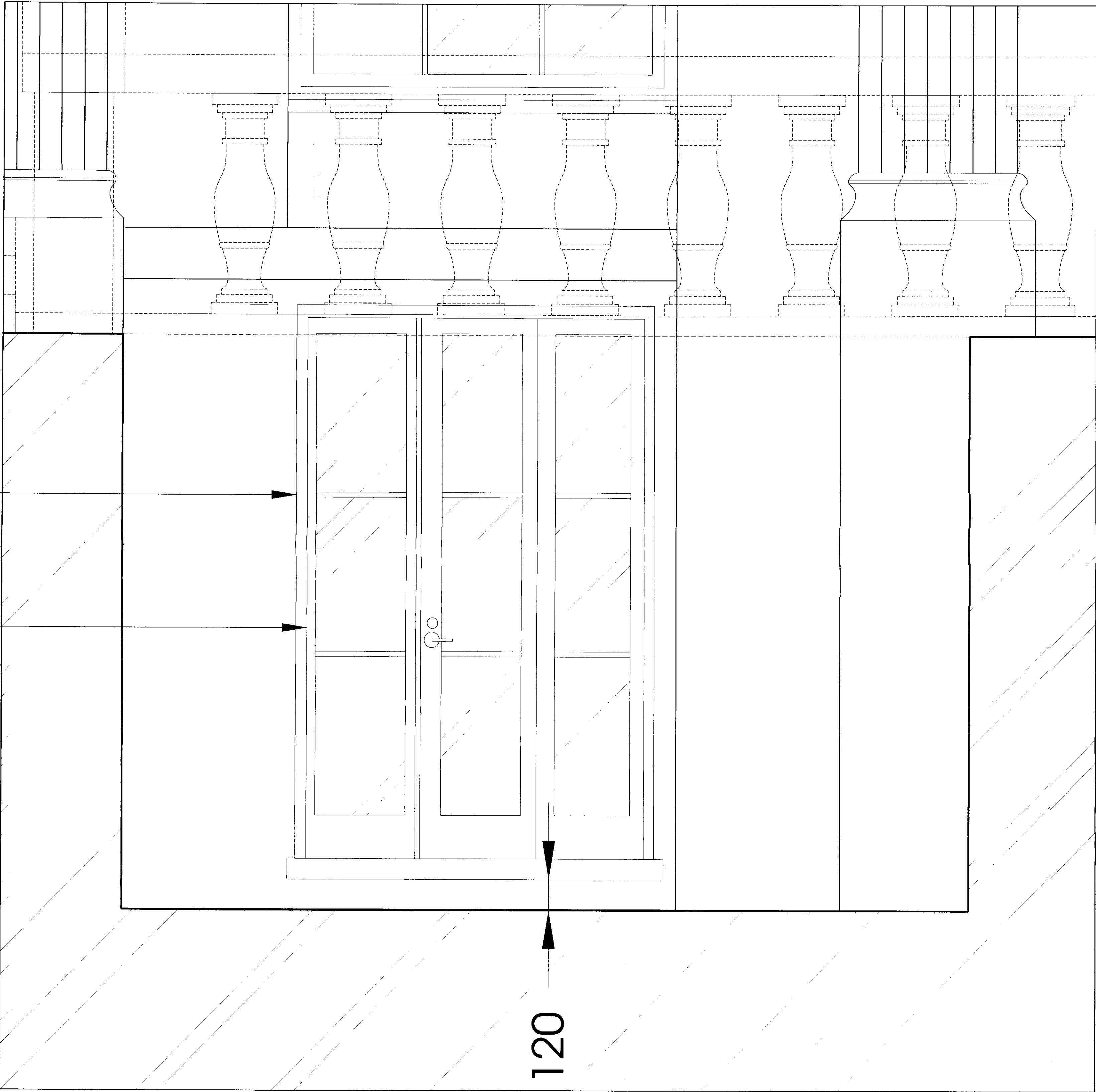
1:50 @ A1

#### CHECKED

#### DRAWING NO.

20221/04

#### REV. NO.



Glazing bar moulding to match existing (see drawing 20221/01 for photos).

Timber double glazed french door set with fixed panel sidelight, top, bottom rails and stiles to match existing size and moulding (as adjacent doors to courtyard).

120

NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.  
2) MALCOLM HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.  
3) ALL DIMENSIONS ARE IN MILLIMETRES ONLY.

KEY

REVISIONS

No.	Date	Amendments	Initials

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:  
PRELIMINARY ☐ TENDER ☐ CONSTRUCTION ☐  
SKETCH ☐ MEASURED SURVEY ☐ CONTRACT ☐

TITLE  
Proposed Elevation

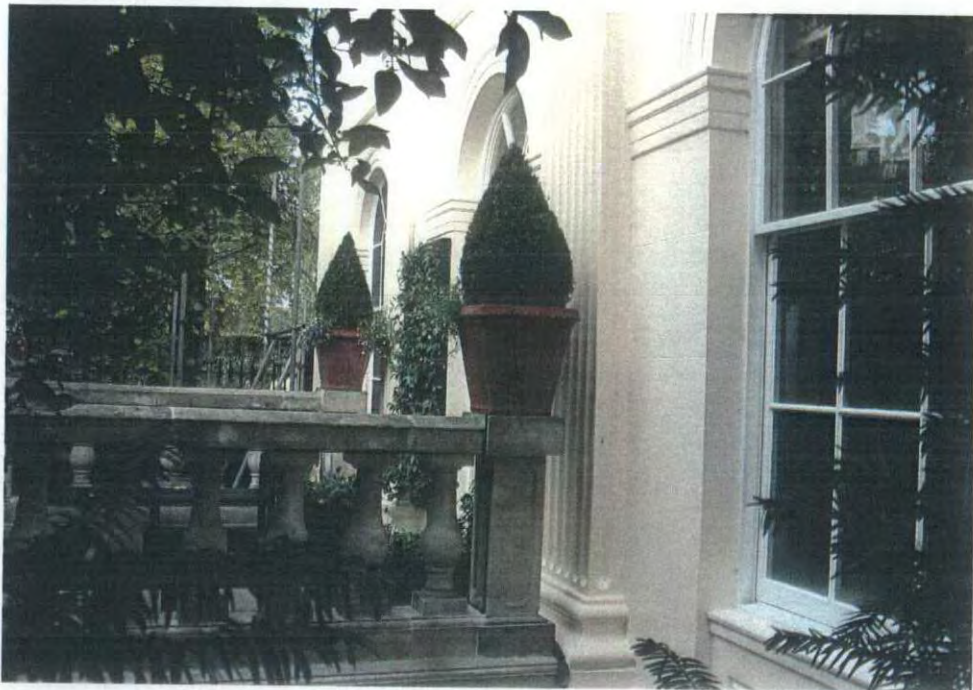
CLIENT  
David Coffer Lyons

PROJECT NAME  
42, Chester Terrace  
London  
NW1 4ND

**malcolm hollis**  
5 Brooks Court  
Kirtling Street  
London SW8 5BP  
T 020 7622 9555  
F 020 7627 9850  
W malcolmhollis.com

DRAWN BY <b>PB</b>	DATE <b>Feb 2008</b>
SCALE <b>1:10 @ A1</b>	CHECKED
DRAWING NO. <b>20221/05</b>	REV. NO.





AFFECTED ELEVATION



BASEMENT COURTYARD AREA TO BE AFFECTED



PROPOSED DOOR TO MATCH EXISTING STYLE AS BELOW



EXISTING WINDOW





