

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		24/06/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		29/05/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Walker				2014/2599/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
31 Chester Terrace London NW1 4ND				Refer to decision notice			
<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>		English Heritage have granted flexible authorisation. Press notice/site notice – no responses.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## 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).

Listed Building Consent (2012/1509/L) was **granted** on 24 April 2012 for "Internal alterations including modifications to partitioning and door openings at third floor level."

Listed Building Consent (2012/1560/L) was **granted** on 15 May 2012 for Installation of two satellite dishes on the north party wall at roof level.

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)"

Listed Building Consent (2013/4746/L) was **granted** on 4 October 2013 for "Internal alterations at all floor levels."

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

## **Assessment**

This application is for internal and external works to the building. There is a long planning history for this site. Some of these works have been implemented or partially completed by the previous owner. However, the property has now changed hands and the new owner seeks to reverse some of the works that have taken place and to modify the proposed layout of the building.

Chester Terrace suffered bomb damage during WWII and was significantly reconstructed in the 1960s. The terrace remained as single dwelling houses, however 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.

## **Basement**

The opening between the under pavement vaults is to be blocked up. This is a modern opening that was consented in 2009 and is considered acceptable.

The glazed screen between the basement entrance lobby and lightwell, consented in 2009 is to be slightly modified so as to include a single opening leaf rather than a double. Slimlite glazing is to be installed which is considered acceptable given that the screen is a wholly new addition to the building.

Two high level vents (150mm diameter) are proposed for the vault walls facing into the lightwell. These are modest features that would not be readily visible within the lightwell.

Listed Building Consent was granted in 2013 for alterations to the plan form at this floor level. What is now proposed is broadly the same as this but with very minor differences to the partition layout. This is considered acceptable given the reconstructed nature of the interior of the building.

## **Ground**

Modern works that were partially implemented by the previous owner, such as the vaulted ceiling within the entrance hall are to be removed. These are of no intrinsic merit and are out of keeping with the age and character of the building. Other plan form changes at this level are as consented in 2013.

A new marble fireplace is proposed for the front room. This is considered appropriate for the age and character of the building.

## **1<sup>st</sup> Floor**

It is proposed to remove modern doors between the front and rear rooms as well as unsympathetic modern joinery. This is considered acceptable and will enhance the internal appearance of the building.

A new marble fireplace is proposed for the front room. This is considered appropriate for the age and character of the building.

## **2<sup>nd</sup> Floor**

Works to this floor will remove the unsympathetic bathroom and Jacuzzi area within the front room and revert this room back to a traditional layout. Minor alterations to the partitions are proposed over and above those consented in 2013 however these are considered acceptable given the reconstructed nature of the interior of the building.

### **3<sup>rd</sup> Floor**

Minor alterations are proposed to the 2013 consented scheme, none of which impact upon the significance of the listed building.

#### **Roof level**

Works have already been completed to form a terrace within the slopes of the roof, consented in 2011. Small scale changes are proposed to the layout of the cupboards and acoustic enclosure at this floor level, none of which impact upon the external appearance of the building.

Two small slate vents are proposed for the front roof slope however these will be barely discernible.

The proposed works are minor in scope and will have no detrimental impact on the special architectural or historic interest of the listed building. Recommend approval.