

**Planning, Heritage, Design and Access Statement**

**8 Chester Place, NW1 4NB**

Internal refurbishment and decoration works

Brid Carr Architecture LLP

on behalf of Phillip & Lucy Morelle

Date:

September 2014

Our Reference:

2.0 CHE01 140929

**Brid Carr Architecture LLP**

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Photo of front of the building viewed from Chester Place

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## **SECTION 1.0 INTRODUCTION**

1.1 This planning and heritage statement is prepared by Brid Carr Architecture LLP, on behalf of Phillip and Lucy Morelle, in support of the listed building consent for the refurbishment and redecoration works at No. 8 Chester Place.

1.2 The application property has 5 storeys plus an attic level. It is located centrally within the terrace of 12 houses houses designed by John Nash c.1826. It is Grade 1 listed for its special architectural and historic interest. The application proposes no external modifications and only minor internal alterations.

1.3 The proposals are for the refurbishment and repair of the existing building. They comprise minor internal alterations to the interior of the property only. Full details of the application proposal will be set out in Section 3 (application proposals) of this report and are fully annotated on the submitted plans.

1.4 The property is and will remain in residential use by one family. This proposal will facilitate the continued, long term use of this property for residential purposes by carrying out necessary repairs and by refurbishing the property in a way which is respectful of the heritage asset, and mindful of the historic value of the original fabric.

1.5 The purpose of this statement is to assess the likely impact of these proposals in planning terms and also with regard to the impact of the minor alterations and refurbishment on the special architectural and historic interest of No. 8 Chester Place.

1.6 The following sections of the report will analyse the key planning considerations and the impact of the proposal on the Grade I listed building, and concludes that in all respects, the proposal is acceptable in both planning and heritage terms. The report has the following structure:

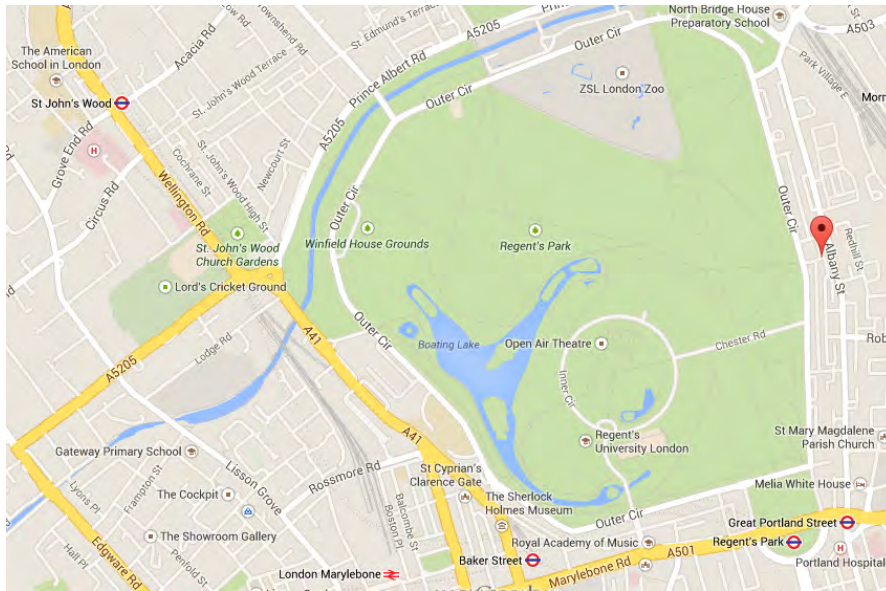
- Section 2 sets out the relevant background information, including a description of the site and surrounding area, historical development and existing photographs.
- Section 3 describes the proposal
- Section 4 sets out the relevant planning policies.
- Section 5 assesses the impact of the alterations on the heritage asset.
- Section 6 contains a Design and Access Statement and Sustainability Statement.
- Section 7 draws conclusions.

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**SECTION 2.0 RELEVANT BACKGROUND INFORMATION**

**a) Site and surrounding area**

2.1 The application site is situated to the eastern side of Regent's Park. It is indicated by the red circle in this aerial photograph and map of the Regent's Park area.



Map of location



Aerial photograph of the surrounding area

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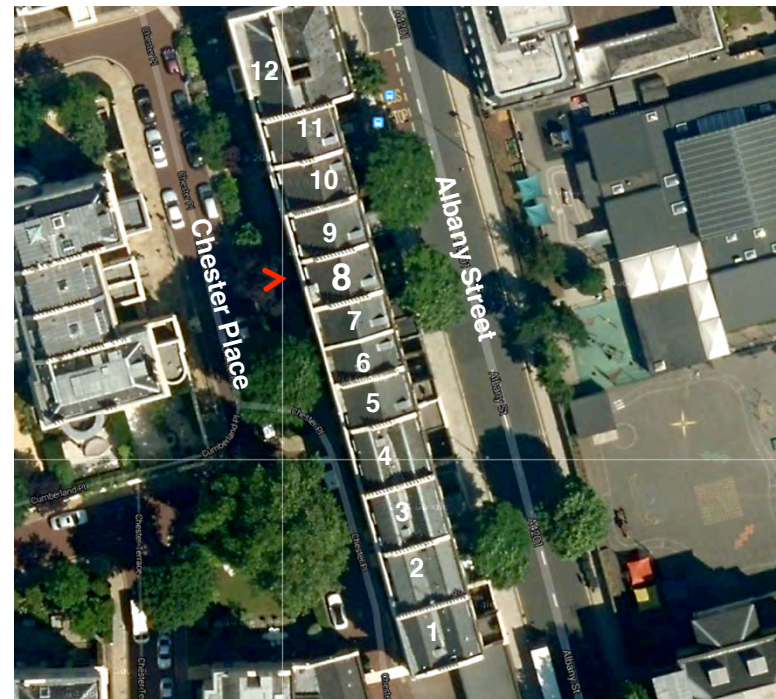
**2.0 RELEVANT BACKGROUND INFORMATION**

**a) Site and surrounding area**

2.2 Chester Place lies between the Outer circle and Albany Street. Number 8 sits within the northern half of the terrace and indicated below.



Aerial photograph of location



Aerial photograph of the terrace

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## 2.0 RELEVANT BACKGROUND INFORMATION

### a) Site and surrounding area

2.3 The entire terrace of Nos. 1-12 Chester Place is Grade I listed in recognition of its outstanding national architectural and historical importance. A copy of the listing is attached at **Appendix 1**.



Photograph of the central portion of the terrace, viewed from Chester Place

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## **2.0 RELEVANT BACKGROUND INFORMATION**

### **a) Site and surrounding area**

2.4 In summary, the listing description states as follows:-

**‘Terrace of 12 houses. c1826. By John Nash. Stucco with rusticated ground floor. Slated mansard roofs with dormers and massive slab chimney-stacks.**

**Symmetrical terrace of 3 storeys, attics and basements; centre and ends with additional attic storey. Nos 6, 7 & 12 with prostyle stucco porticoes, otherwise plain recessed doorways with panelled doors, some partly glazed. Pilasters rise through 1st and 2nd floors to carry continuous entablature at 3rd floor level.**

**Recessed sashes; ground floor mostly with margin glazing, 1st floor tripartite with continuous cast-iron balcony, 2nd floor architraved. Above those with attic storey, a cornice and blocking course; those with 3 storeys mostly retaining balustraded parapet.**

**At south end, to former Chester Terrace Mews, attached stucco Greek Doric portico with fluted three-quarter columns carrying entablature and pediment.’**

2.5 Chester Place is characterised by residential uses. 8 Chester Place is within Class C3 residential use and is a single family dwelling. The adjacent properties (No.7 and No.9) are also in residential use. It lies within the Crown Estate. The property is accessed from Chester Place to the front with a back door and garden door leading to the rear courtyard garden accessed off Albany Street.



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## **2.0 RELEVANT BACKGROUND INFORMATION**

### **b) Historical development**

2.6 Chester Place lies within the Regent's Park Conservation Area. The Conservation Area Audit describes the local context as follows:-

**The Regent's Park Conservation Area covers the eastern segment of John Nash's early 19th century Regent's Park development. It is a small part of a greater scheme that extends to the west into the City of Westminster, and comprises a unique planned composition of landscape and buildings, at once classical and picturesque.**

**The significance of the Regent's Park area is of national and international importance. The comprehensive masterplanning 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 integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here.**

**On approaching the conservation area from the Park the terraces emerge over the trees; *here is the city in the country*. On approaching from the south Regent's Park is the culmination of Regent's Street, Portland Place and the wineglass shape of Park Square; *here is the country in the city*.**

**Control over development has been in place from the start when the concept of Regent's Park development was established after a design competition; after which John Nash sold building leases for approved designs. Today, the majority of the buildings are listed and the area is a conservation area within either London Borough of Camden or the City of Westminster. Added protection is afforded by the management of the estate by the Crown, the Royal Parks Agency, and the Crown Estates Paving Commission through the control that they exercise on the upkeep of the buildings, the park, shared private gardens, roads and paving.'**

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## 2.0 RELEVANT BACKGROUND INFORMATION

### b) Historical development

2.7 'Regent's Park: a history', Richard Simpson FSA, 2001 describes Chester Places as follows:-

**'At Chester Place, 1825-26, which is visible from the Park but forms a subsidiary group between Chester Terrace and Cumberland Place screening Albany Street from views from the Park, Nash used a Doric order with simple attic storeys at the ends.'**

Less elaborate than its neighbouring Chester Terrace, the façade facing Chester Place is stucco with a rusticated ground floor. The building has basement, ground, first, second, third and attic storeys. The centre and ends sections of the terrace are defined by an upper attic storey.

Stucco pilasters rise through the 1st and 2nd floors to carry a continuous entablature at 3rd floor level. It has a plain recessed doorway at ground floor level within the rusticated portion of the front façade. All windows have recessed, single glazed, painted sashes. The first floor windows are tripartite with a continuous cast-iron balcony.



Photograph of the central portion of the terrace, viewed from Chester Place

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**2.0 RELEVANT BACKGROUND INFORMATION**

**b) Historical development**

2.8 Due to its central position within the terrace, the third floor of No. 8 Chester Place has a partial attic storey treatment (with the roofline concealed behind the central parapet upstand) and a partial Mansard roof with a dormer window sitting behind a balustraded parapet.

The rear façade facing Albany Street is stock brickwork, painted at ground floor and basement level and exposed above.

All windows are single glazed timber sash windows. The windows are non-original which can be seen from the modern glass used however the design of the fenestration is sympathetic to the design of the original with slim and elegant glazing bars. Other than and sensitive renovation and redecoration, no changes are proposed to the windows.



Photograph showing different treatment of the attic storey of No. 8



Brick façade facing onto Albany Street



External rear courtyard



Rear single glazed sash windows

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## **2.0 RELEVANT BACKGROUND INFORMATION**

### **c) Relevant Planning History**

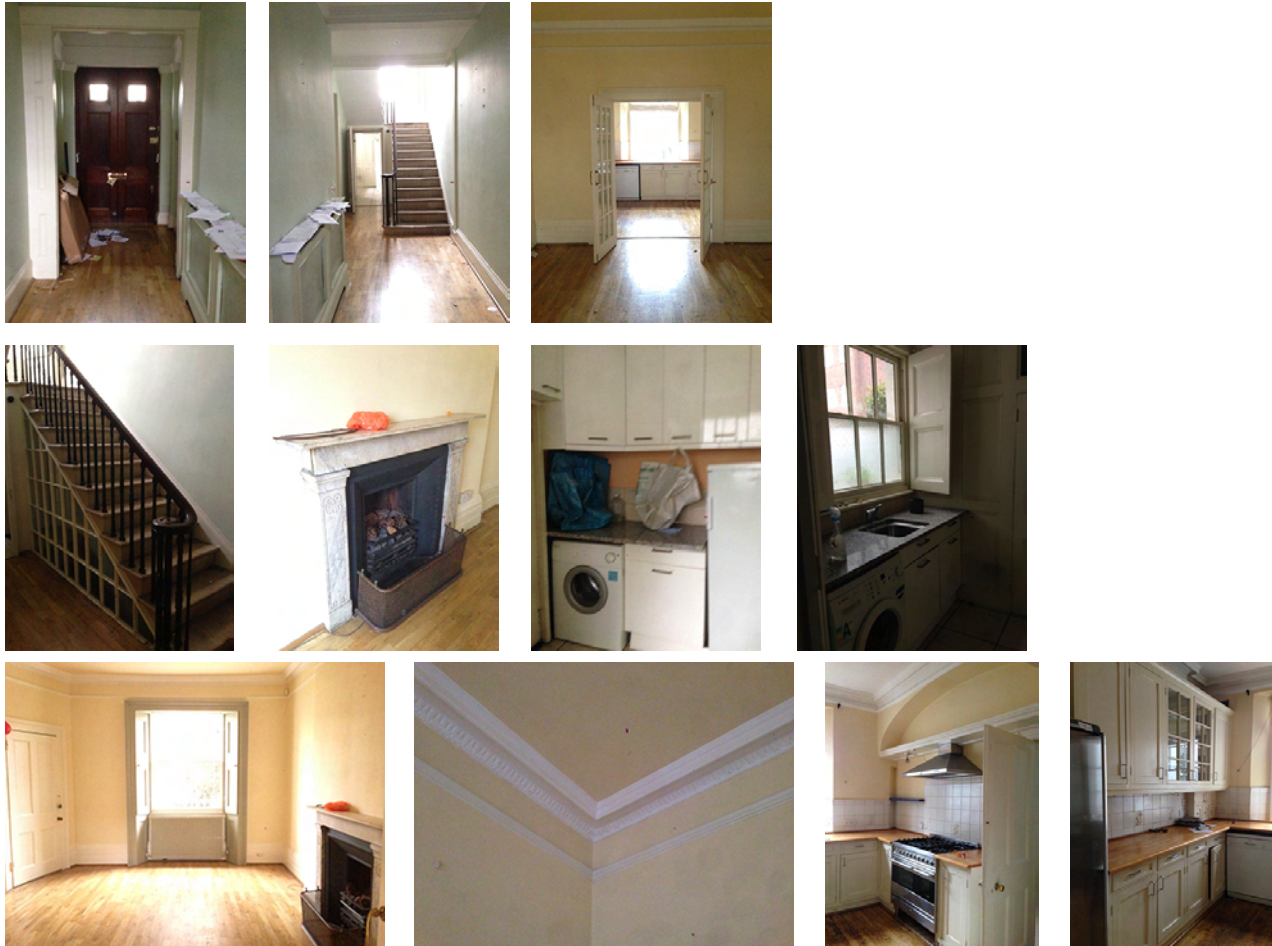
2.9 The property has been subject to a number of minor internal alternations since it was built. A list of the most recent applications granted in respect of the site is attached at **Appendix 3.**

2.10 In 1997, consent was granted a number of modifications to the basement level. This included the erection of a number of stud partitions between the two main basement rooms. Our proposal is to carefully remove those modern stud walls to return the basement to its original plan form. The application reference is LS9704642R1.

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**2.0 RELEVANT BACKGROUND INFORMATION**

**d) Existing site photographs- Ground floor**



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**2.0 RELEVANT BACKGROUND INFORMATION**

**d) Existing site photographs- Lower Ground Floor**



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**2.0 RELEVANT BACKGROUND INFORMATION**

**d) Existing site photographs- First Floor**



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2.0 RELEVANT BACKGROUND INFORMATION  
d) Existing site photographs- Second Floor



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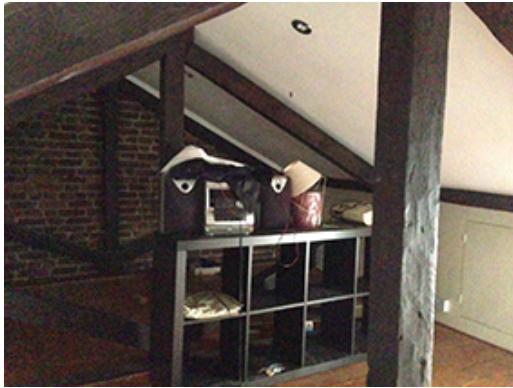
2.0 RELEVANT BACKGROUND INFORMATION  
d) Existing site photographs- Third Floor



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**2.0 RELEVANT BACKGROUND INFORMATION**  
d) Existing site photographs- Attic floor



2.0 CHE01 140929

### **SECTION 3.0 THE APPLICATION PROPOSALS**

3.1 Listed building consent is sought for minor internal alterations to No. 8 Chester Place. No external changes are proposed.

#### **a) General renovation works**

- The property is to be fully refurbished, taking care to preserve all original and historic features such as cornices, plaster, skirtings, mouldings, original flooring, staircase, doors, architraves and windows. The walls and ceilings are to be repaired using like for like materials and then redecorated. The fireplaces are to be retained and carefully refurbished using specialist stone cleaning techniques to avoid damaging the stone. The non-original floor coverings are to be carefully removed and replaced throughout. Any original flooring will be retained in its existing place and protected to avoid damage. The sash windows are to be retained throughout and completely refurbished so that they can operate freely.
- A sensitive interior lighting scheme is to be installed throughout. The lighting designers, The Light Corporation, have worked on numerous listed buildings and understand the need to preserve original fabric and also create a lighting scheme which is subtle yet enhances the architectural detail using discreet light fittings. The proposed lighting drawings have been included in this application.
- The existing heating system is to be upgraded. The new boiler is to be located in the existing rear boiler house which sits within the rear external courtyard. The exhaust flue is to connect into the existing exhaust flue in the old chimneys and therefore there will be no visible change from the exterior. Radiators are to be a good quality steel radiator which is to be encased in a bespoke timber radiator casing to match the existing casings, as shown on the BCA drawings accompanying this application.
- The electrical wiring requires upgrading as it is unsafe with some sockets fitting into skirting boards and exposed wires in places. Where new sockets and switches are to be installed these are to be inserted carefully in such a way as to cause minimum damage to original building fabric. Where chasing is required, this will be to the minimum depth required and all making good works will be carried out using like for like materials.

## **SECTION 3.0 THE APPLICATION PROPOSALS**

### **b) Ground floor level**

3.2 At ground floor level, the proposals comprise the following:-

- Modification of the existing non-original opening between the front and back rooms to improve the proportions of the opening. The existing non-original glazed door is to be replaced with a glazed door as shown on the BCA detailed drawings. There is modern timber stud covered in plasterboard and skim surrounding this existing doorway. The proposal is to carefully remove this non-original fabric to determine what the structure behind is. Once exposed, we will determine the extent of the increased opening possible which will have the minimum possible impact on any original building fabric.
- Replacement of existing modern kitchen fittings. A sensitive kitchen replacement is proposed, in the same location as the existing one. The new kitchen will not be built in front of the rear window which will improve the appreciation of the rear sash window.
- The existing back utility kitchen fittings are to be replaced and the existing WC is to be relocated and the non- original WC enclosure is to be removed. The pipework to serve the new WC will be carefully routed in such a way as to minimise any impact on original or historic fabric.
- Double doors are to be reinstated to the entrance lobby within the existing frame as these have been removed. The new doors will match the existing and the details are shown on the attached BCA detailed drawings.

## **SECTION 3.0 THE APPLICATION PROPOSALS**

### **c) Lower Ground Level**

3.3 At lower ground floor level, the proposals are as follows:-

- The non-original stud walls are to be carefully removed to return to the original plan form.
- The lower ground floor level is suffering from damp and careful remedial works are proposed. Firstly measures will be taken to avoid any further water ingress by ensure that all the rainwater drains are running freely and that any cracked stucco is repaired using like for like materials and techniques. Following this, the walls are to be injected to stop the rising damp and a waterproof internal render is to be applied and finished using a lime based plaster to match the existing. This is the only option to stopping the damp problem which is damaging the building and the party walls and is creating unhealthy living conditions. This visual appearance will remain unaltered following the remedial works.
- A new wc is to be installed under the stairs. The drainage is to link into the existing manholes below ground level. All service routes, (water, extraction, drainage) are to be carefully designed to avoid damage to original or historic building fabric.
- The existing kitchenette fittings are to be replaced in their current position.
- The existing bathroom fittings are to be replaced and new tilling is to be installed.
- The existing non-original flooring is to be carefully removed prior to the installation of new floor finishes.

### **SECTION 3.0 THE APPLICATION PROPOSALS**

#### **d) First floor level**

3.4 At first floor level, the proposals are minor as they involve restoration and decoration works only, along with the upgrading of the lighting, electrical and heating installations. The fireplaces are non-original but are to be retained and restored.

#### **e) Second floor level**

3.5 Again, works to this floor are largely cosmetic in nature. This level has had some work carried out previously and the original ceilings and walls have been plasterboarded over and a new cornice has been installed. The proposed works are decorative only. The ensuite bathroom to the rear will have new fittings installed and it will be retiled.

#### **f) Third floor level**

3.6 The family bathroom at this level is to be upgrading with new fittings and finishes. Existing drainage pipework will be used to connect the new fittings. The two bedrooms are to be redecorated. The floor on the top level is sloping. The existing timber floorboards are to be carefully removed and numbered and timber furring pieces are to be installed to improve the level of the floor. The floor boards will then be re-installed before carpeting.

#### **g)Attic floor level**

3.7 Works to this level are to be decorative only and the plumbing tanks are to be replaced. The existing exposed brickwork wall is to be plastered using lime plaster to seal the brickwork and stop any emissions from the flues.

## **SECTION 4.0 RELEVANT PLANNING POLICIES**

### **a) National Planning Policy Framework 2012**

4.1 This recently published document sets out the Government's economic, environmental and social planning policies for England. It is now a material consideration.

4.2 The document specifically states that at the heart of the planning system, there is a 'presumption in favour of sustainable development', which should be seen as a 'golden thread' running through both plan-making and decision taking.

4.3 It goes on to state that decision-takers should approve development proposals that accord with the development plan without delay.

4.4 Regarding heritage assets, section 131 states that local authorities should take account of:

**' the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.'**

4.5 Section 132 states that:

**'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.'**

## **SECTION 4.0 PLANNING POLICY FRAMEWORK**

### **b) PPS5: Planning for the Historic Environment**

4.6 Although PPS5 is now superseded by the NPPF, PPS5 is still seen by English Heritage as relevant as the policies are very similar and the intent remains the same.

4.7 This PPS lays out government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. It explains the role of the planning system in their protection.

The frequently close link between controls over 'listed' buildings and conservation areas and development control decisions means that development and conservation generally need to be considered together. The English Heritage Practice guide to PPS5 (revision June 2012) states that:

**'minor repairs are unlikely to require listed building consent (where relevant) if the works are carried out using the same materials and techniques and they do not affect the significance of the asset.'**

**Good conservation of heritage assets is founded on appropriate routine management and maintenance. Such an approach will minimise the need for larger repairs or other interventions and will usually represent the most economical way of sustaining an asset.**

**Original materials normally only need to be replaced when they have failed in their structural purpose. Repairing by re-using materials to match the original in substance, texture, quality and colour, helps maintain authenticity, ensures the repair is technically and visually compatible, minimises the use of new resources and reduces waste. However, alternative approaches may be appropriate if it can be demonstrated that the technique will not cause long-term damage to the asset and results in less overall loss of original fabric and significance.**

**Repairs to a listed building may require consent. One would expect that the loss of historic fabric following repairs, and alteration, would be proportionate to the nature of the works. Even when undertaking repair, care is needed to maintain the integrity of the asset.'**



## **SECTION 5.0 IMPACT ON THE HERITAGE ASSET**

5.1 It is clear from the listing description that the significance of 8 Chester Place lies first and foremost in its contribution to the setting surrounding Regent's Park as part of the terrace of 12 houses. It is therefore considered that the building's greatest special interest is in the front façade. On that basis the application does not propose any alteration to the façade or any other external elevation, it is not considered that there will be a significant impact on the special interest of the building.

5.2 The impact on the plan form of the building is a relevant consideration in assessing the impact on the historic fabric of the property. The internal arrangement of the property has been subject to intervention over the years as evidenced by the recent applications listed at appendix 3. A comparison of the existing plans prior to the modifications to the basement layout show that the proposed plans submitted in support of this application will preserve the original plan form and will therefore have a positive impact on the heritage asset.

5.3 The proposed enlargement of the opening between the two principle rooms on the ground level will be carefully carried out to minimise the impact on the historic fabric and detailing such as architraves will be reinstated to match the original details used elsewhere in these rooms. This will be an improvement on the existing situation as the current proportions of the modern opening do not suit the proportions of the room and the standardised glass doors and architraves are of poor quality and do not match the other adjacent doors.

5.4 It is considered that the reinstatement of the door between the entrance lobby and the hall will create a more pleasing aspect to the entrance hall. The fact that the original frame is still in place, with the hinge rebates still clearly visible is evidence of the existence of this door. The moulding, panels and frame will be detailed to match the existing, based on the front door design and the existing fixed side panel which remains in place to the side of where the lobby door once was. The original function of the door was also practical, keeping out draughts and cutting down external noise entering the building.

5.5 The alterations shown on the proposed BCA drawings are modest and will not result in any material change to the heritage asset. The modification to the back of house utility kitchen will help to return the space to its original layout and any detailing such as skirting, picture rails and cornicing will be reinstated to match the existing. Accordingly, these alterations are not considered to affect the historical integrity or the fabric of the building.

5.6 Overall, we believe that the internal alterations will preserve the special architectural and historic merit of the listed building, while sensitively adapting it to ensure its long term residential use. It is therefore considered that the proposals comply with the relevant National and Local level Planning policies.

## **SECTION 6.0 DESIGN AND ACCESS STATEMENT**

### **a) Use**

6.1 The proposed works will not affect the use of the building as it will remain in residential use.

### **b) Scale and massing**

6.2 The application proposals do not result in an increase in floor space. Listed building consent is simply sought for minor alterations to the interior.

### **c) Layout**

6.3 The alterations will not alter the historic layout of the property. The historic location of a door will be reinstated, as will the historic layout of the lower ground floor.

### **d) Appearance**

6.4 The alterations will not affect the overall appearance of the property. No external changes are proposed. Repair work is proposed to conserve the building fabric using materials and techniques to match the existing.

### **e) Landscape**

6.5 The proposals do not affect landscaping.

### **f) Access**

6.6 The proposals do not affect access to the property.

### **g) Sustainability**

6.7 BCA remains committed to the use of environmentally friendly materials on all its building projects. Where possible, energy and water saving measures will be introduced.

## **SECTION 7.0 CONCLUSIONS**

7.1 The application seeks listed building consent for internal alterations to 8 Chester Place, London.

7.2 It is clear from the listing description that the significance of 8 Chester Place lies first and foremost in its contribution to the setting surrounding Regent's Park as part of the terrace of 12 houses. It is therefore considered that the building's greatest special interest is in the front façade. On that basis the application does not propose any alteration to the façade or any other external elevation, it is not considered that there will be a significant impact on the special interest of the building.

7.3 The proposed internal alterations are modest in scale and will preserve the historic building from damage and decay. In light of this, these alterations are not considered to affect the the historical integrity or the fabric of the building.

7.4 In addition, the reinstatement of the original entrance lobby door will enhance the historic significance of the property. The removal of the modern stud partition walls in the lower ground floor will return the floor to the original plan form.

7.5 Overall, the proposed works are very minor in scale and will continue to preserve the special architectural and historic merit of the listed building. Accordingly, we respectfully request that listed building consent be granted. We would be pleased to answer any further queries you may have.

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**APPENDIX 1**

**List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 1-12 AND ATTACHED RAILINGS

List Entry Number: 1242936

Location

NUMBERS 1-12 AND ATTACHED RAILINGS, 1-12, CHESTER PLACE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 10-Jun-1954

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476891

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2882NE CHESTER PLACE

798-1/87/207 (East side)

10/06/54 Nos.1-12 (Consecutive)

and attached railings

GV I

Terrace of 12 houses. c1826. By John Nash. Stucco with rusticated ground floor. Slated mansard roofs with dormers and massive slab chimney-stacks.

Symmetrical terrace of 3 storeys, attics and basements; centre and ends with additional attic storey. Nos 6, 7 & 12 with prostyle stucco porticoes, otherwise plain recessed doorways with panelled doors, some partly glazed. Pilasters rise through 1st and 2nd floors to carry continuous entablature at 3rd floor level. Recessed sashes; ground floor mostly with margin glazing, 1st floor tripartite with continuous cast-iron balcony, 2nd floor architraved. Above those with attic storey, a cornice and blocking course; those with 3 storeys mostly retaining balustraded parapet. At south end, to former Chester Terrace Mews, attached stucco Greek Doric portico with fluted three-quarter columns carrying entablature and pediment.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas.

Nos 1 & 2 and 4-12 (consec) were listed on 14/05/74.

(Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 119).

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**APPENDIX 2**

Previous planning records for 8 Chester Place

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<a href="#">LS9704642R1</a>	8 Chester Place, NW1	Internal alterations at basement level. (as shown on drawing nos. CP8/00A, 01A, 02A and 03A)	FINAL DECISION	01-10-1997	Grant L B Consent with Conditions
<a href="#">LS9704642</a>	8 Chester Place, NW1	Renovation and refurbishment of basement, minor structural alterations to internal partition wally; restoration to style closer to original. (Plans submitted)	FINAL DECISION	03-07-1997	Withdrawn Application-revision received
<a href="#">8870397</a>	8 Chester Place NW1	Internal and external alteration as shown on drawing no. 274/1.	FINAL DECISION	11-11-1988	Grant List.Build. or Cons.Area Consent