

30th October 2014

Planning and Built Environment
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Dear Sir/Madam,

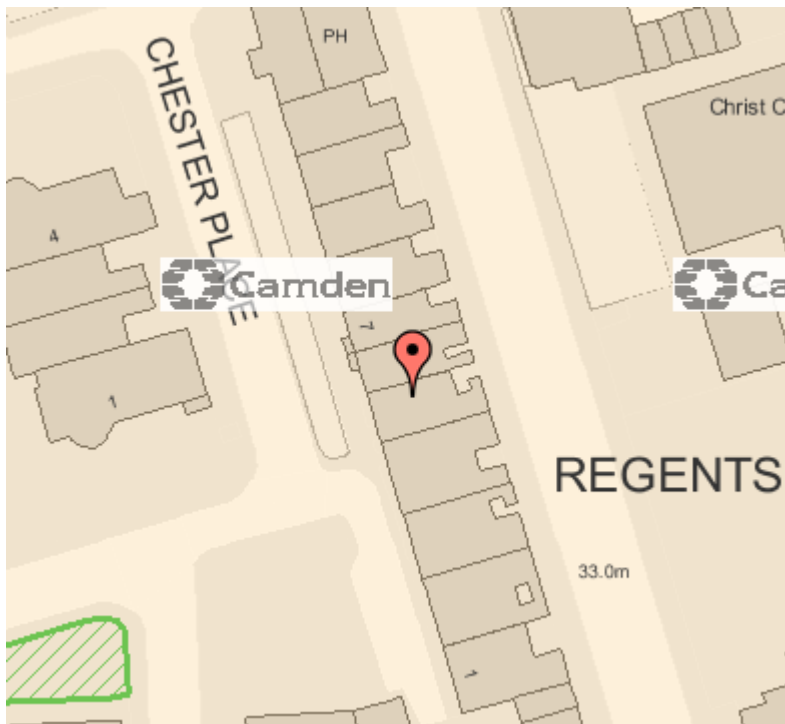
Planning and Design & Access Statement

5 Chester Place – listed building application for underpinning works

This application relates to proposed underpinning at 5 Chester Place, London, NW1 4NB. This application relates to listed building consent and so no application fee is due.

Site and Surroundings

The applicant property is a single residential dwelling and forms part of a Grade I listed terrace building which forms part of Nash's planned Regent's Park development. The property is located within the Regent's Park Conservation Area. According to the online proposals map, the property is not subject to any other designations.



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Planning History

2014/2954/L – Relocation of existing vault opening and installation of new metal gate within front lower ground lightwell, formation of an opening within decked patio at rear ground level, plus internal alterations ground and first floor level (Granted 19.06.14)

2014/2834/P – Relocation of existing vault opening and installation of new metal gate within front lower ground lightwell and formation of an opening within decked patio at rear ground level to dwelling house (Class C3) (Granted 19.06.14)

2013/3751/L – Replacement of an existing marble chimney piece with a timber chimney piece within first floor level front room (Granted 13.08.13)

2006/3032/L – Details of all materials including French doors, new deck and balustrade pursuant to condition 5 of planning permission dated 7 November 2005 (Ref: 2005/3853/L) for the alteration of kitchen window to French doors, flooring over enclosed rear basement yard to create terrace and installation of glass balustrade, creation of opening in wall between dining room and kitchen and replacement of timber gate. (Granted 11.07.06)

2005/3853/L – Listed building consent was granted on 07.11.05 for ‘Alteration of kitchen window to French doors, flooring over enclosed rear basement yard to create terrace and installation of glass balustrade, creation of opening in wall between dining room and kitchen and replacement of rear timber gate. (Granted 20.09.05)

LS9704352 – Insertion of double doors at ground and first floor, as shown on drawing No.s RVP1 and RVP2. (Granted 22.04.97)

Proposals

Permission has been granted to lower the ground levels to the rear vaults of the applicant property in connection with planning and listed building consents 2014/2834/P and 2014/2954/L. On commencement of works, opening up has revealed that the vaults have no foundations, having been simply built on top of clay. As a result, this application seeks to introduce additional underpinning to the building.

The proposals will not have a detrimental impact on the listed building and will preserve the structural integrity of the listed building in connection with the implementation of planning and listed building consent 2014/2834/P and 2014/2954/L.

Please contact Pearce Gunne-Jones on the above contact details if you require any further information.

Yours Faithfully

Savills