

Mr Roger Parker  
Kerr Parker Associates Limited  
The Granary Coppid Hall  
North Stifford  
Essex  
RM16 5UE

Application Ref: **2012/2439/L**  
Please ask for: **Aysegul Olcar-Chamberlin**  
Telephone: 020 7974 **6374**

10 July 2012

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:  
**40 Chester Terrace**  
**London**  
**NW1 4ND**

#### Proposal:

Enlargement of basement to side and rear of building to provide cinema, gym, pool and plant room with skylight at ground floor level and associated works of landscaping, excavation to increase depth of front basement vaults to accommodate condensing unit and mechanical plant, installation of new louvers and door to vaults, installation of new windows at first floor level on north side elevation, new balcony on ground floor at rear court yard and internal alterations all in connection with existing residential dwelling (Class C3).

Drawing Nos: K-1023-100 B (Site Location Plan); 01 A; 02 A; 03A; 04A; 05 A; 06 A; 07 A; 08 A; 11B; 12B; 13A; 14A; 15 A; 16 A; 17 A; 18 A; 21 A; 22 A; 23 A; 24A; 25A; 30 A; 31A; 32 A; 33A; 34 A; 35 A; 42 A; 43A; 44A; 50 A; 101A; 200 A; and Preliminary Schedule of Works by Kerr Parker Association Ltd dated March 2012; Structural Stability Report by Jampel Davison & Bell dated March 2012.

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 conditions 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 The works hereby approved are only those specifically indicated on the drawings referred to above.

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 Typical sections of the proposed windows and internal doors at 1:1 scale showing the details of moulding and architrave to doors and framing and glazing bars to windows shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.

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 No development shall take place until a structural engineer report and or sub-contractor's specification including method of statement for all excavation and removal and details of below ground construction, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority.

Reason: In order to safeguard the structural stability of the listed building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP25 and DP27 of the London Borough of Camden Local Development Framework Development.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with particular regard to 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's report.

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