

Mr. Tommaso Franchi
Tomef Design Ltd
Unit 108
World End Studios
133-134 Lots road
London
SW10 0RJ

Application Ref: **2014/7481/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

23 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Chester Terrace
London
NW1 4ND

Proposal:
Creation of roof terrace at roof level.
Drawing Nos: A1000, A1001, A1002, A1003, A1004, A1005, A1006, A1007, A1008, A1009, A1010, A1011, A1200, A1201, A1202, A1203, A1204, A1205, A1300, A1301, A1302, A1303, A1304, A1305, A1400, A1401, A1402, A1403, A1404, A1405, A1406, A1407, A1408, A1409, A1410, A1411, A1801, A2000, A2001, A2002, A2005, A2006, A2007, A3000, A3001, A3002, A3003, A3004, A3005, A3006, A3007, Engineering Design and Impact Statement, Design and Access Statement and Heritage Statement, Structural Calculations, Door Schedule and Schedule of Proposed Works.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: A1000, A1001, A1002, A1003, A1004, A1005, A1006, A1007, A1008, A1009, A1010, A1011, A1200, A1201, A1202, A1203, A1204, A1205, A1300, A1301, A1302, A1303, A1304, A1305, A1400, A1401, A1402, A1403, A1404, A1405, A1406, A1407, A1408, A1409, A1410, A1411, A1801, A2000, A2001, A2002, A2005, A2006, A2007, A3000, A3001, A3002, A3003, A3004, A3005, A3006, A3007, Engineering Design and Impact Statement, Design and Access Statement and Heritage Statement, Structural Calculations, Door Schedule and Schedule of Proposed Works.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting

The application seeks planning permission for the creation of a roof terrace to a Grade I Listed Building.

The site is located within the Regents Park Conservation Area and forms part of a group of Grade I Listed terraces close to the Regent's Part Outer Circle. The proposed works would have no impact on the amenity of adjoining neighbours, as it would not be visible. As such there would be no loss of light, privacy or added feeling of enclosure. The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and Listed Building, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. The proposed design of the internal layout and roof terrace is a mirror of the existing property at no.35 which was given permission in 2014 (under reference: 2014/5799/P, 2014/6051/L, 2014/5795/L, 2014/5483/L and 2014/5627/P). The proposed works are considered to respect the special character of the Listed Building and its architectural

significance because they would not disturb any key structure or detail of the property. As such they are considered design compliant (as required by CPG 1).

All relevant teams have been consulted and no objections were received.

The proposed development is in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6, 7.8 and 7.10 of the London Plan (2011); and Paragraphs 118-125 of the National Planning Policy Framework (2012).

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment