

Mr Martin Nissim
Giles Quarme & Associates
7 Bishops Terrace
London
SE11 4UE

Application Ref: **2014/7495/P**
Please ask for: **Eleanor Lakew**
Telephone: 020 7974 **5641**

11 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
26 Chester Terrace
London
NW1 4ND

Proposal:
Installation of glazed screen within basement entrance arched opening.
Drawing Nos: Site Location Plan
Revised Design and Access Statement
Revised Heritage Statement
Basement Survey plan S (2)01b
Existing section AA of basement courtyard S(3)09
Existing section BB of basement courtyard S(3)10
Revised Proposed Plan new glazed door in basement courtyard P(2)01c
Revised Proposed section new glazed door in basement courtyard P(3)10
Revised Proposed section glazed door in basement P(3)09

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

Condition(s) and Reason(s):



- 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.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

This proposal along with the associated listed building application is for the insertion of a screen across the existing vaulted arch at the basement level courtyard and to raise and pave the floor underneath the vaulted arch so that it matches the finished floor level of the vaulted cellar.

It is not considered that the proposed glazed screen would compromise the appearance or setting of the listed building or those listed buildings adjacent. In addition there are several properties along the terrace that have had such enclosures approved. Furthermore there is evidence that shows that there was a screen inserted under the arch as early as 1896 and also in 1946 when the property was occupied by the Ministry of Works. Therefore it is considered that the proposal would not compromise the character or appearance of the Conservation Area.

No representations were received as a result of the consultations and publicity.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.6 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies 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). The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the Nation Planning Policy Framework.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment