

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

Application Ref: **2014/7541/L**  
Please ask for: **Eleanor Lakew**  
Telephone: 020 7974 **5641**

11 March 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**26 Chester Terrace**  
**London**  
**NW1 4ND**

Proposal:

Alterations involving the installation of glazed screen within basement entrance arched opening and increasing height of paving under vaulted arch to match floor level of vaulted cellar.

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 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 The works hereby approved are only those specifically indicated on the drawing(s) 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.

- 3 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 condition(s) 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.

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 listed building consent.

The proposed glazed screen, raised paving under the vaulted arch at the basement level courtyard and replacement door to the basement kitchen would not compromise the significance of the listed building. Both the former and the latter would be slotting into the existing openings with only very minor fabric intervention. For this reason the screen and new door would be acceptable. There are in addition several properties along the terrace that have had doors and screens fitted. Furthermore the applicants have submitted evidence that shows that there was a screen inserted under the arch as early as 1896 and also in 1846 when the property was occupied by the Ministry of Works. The proposed raised paving is reversible and would not be detrimental to the significance of the listed building.

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.

As such the proposal is in general accordance with 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). 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.

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', written in a cursive style.

Ed Watson  
Director of Culture & Environment