

Mr Matt O'Keefe
Dovetail Architects
Dovetail House
60 Station Road
Upminster
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RM14 2TJ

Application Ref: **2014/6782/L**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

31 March 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
33 Chester Terrace
London
NW1 4ND

Proposal:
Internal refurbishment of building, relocation of some internal walls, lowering of existing flat roof, formation of new staircase, glass roof and terrace area, and alterations to external vaults including lowering of floor level.

Drawing Nos: Site Plan, Management Plan for Demolition and Construction, Heritage Statement, Basement Impact Assessment, Photo Package, 3193_PLL01, 3193_PLL02, 3193_PL01, 3193_PL02, 3193_PL03, 3193_PL04, 3193_PL05, 3193_PL06, 3193_PL07, 3193_PL16 (proposed section A-A) , 3193_PL17, 3193_PL19, 3193_PL20, 3193_PL26b, 3193_PL27, 3193_PL32,

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 drawings referred to above. Any works that have been given consent by the Cown Estate will still be subject to Listed Building Consent if not explicitly stated on the plans.

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 work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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 Prior to commencement of development, detailed drawings and information in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Services and lighting layout for existing and proposed

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Prior to commencement of development a Colour coded morphological floor plan indicating original and later fabric and accompanying schedule of significance shall be submitted.

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.

- 6 No ceiling halogen downlighters or speakers should be installed in principal rooms.

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 Reasons for granting listed building consent. [Delegated]

The proposed development 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). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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