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Application Ref: **2014/7510/L**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

23 February 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:  
Minor alteration to internal layout, insertion of new flight of stairs above existing staircase to connect 3rd floor to new roof terrace and excavation of vaults and lowering by approximately 500mm.

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 Listed Building Consent subject to the following conditions:



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.

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 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.

- 4 Detailed drawings, or samples of materials as appropriate, 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) Details including sections at 1:10 of all treatments of vaults (including general methodology and waterproofing),

b) Plan, elevation and section drawings at scale 1:10 for new staircase (including joinery, materials and method)

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.

## Informatives:

### 1 Reasons for granting

The application seeks Listed Building Consent for internal alterations to a Grade I Listed Building and the creation of a roof terrace. The internal works include reconfiguration of the basement, creation of new opening from dining room into kitchen, refurbishment of vaults, refurbishment of ground floor w/c, creation of new stairway to the roof terrace, underfloor heating, refurbishment and reconfiguration of second floor bedroom dressing room and bathroom.

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 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 destroy any key structure or detail of the property or have a harmful impact on the external property profile.

Neighbours and statutory were consulted as part of the application process. There were no objections.

As such, the proposed development is in general 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 Party Wall Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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