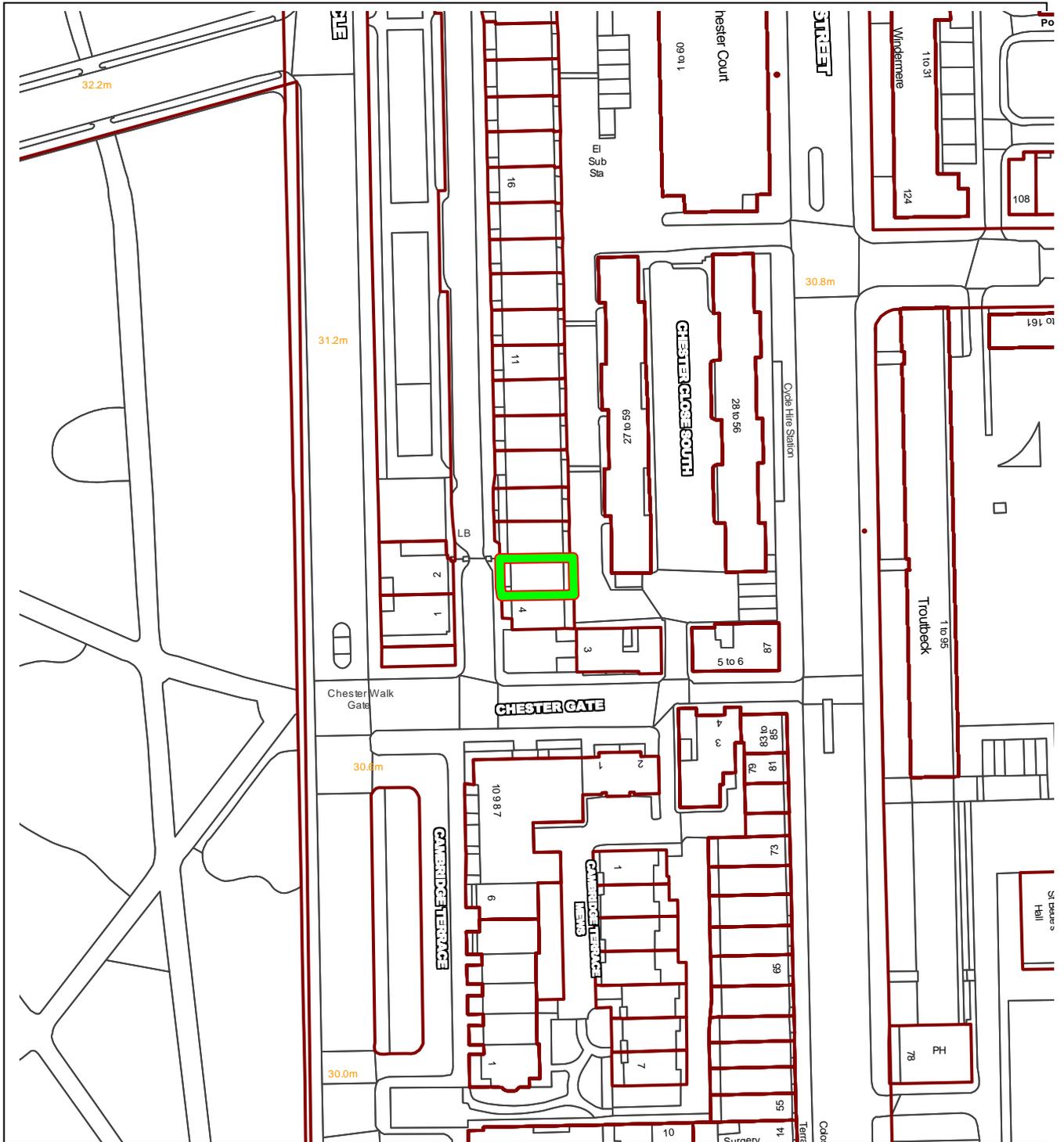


# 5 Chester Terrace



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**2015/0193/P & 2015/0645/L - 5 Chester Terrace - Photographs**



1. Ground floor entrance to the property just before the Chester Terrace arch.



2. Existing railings which are in need of repair.



3. Existing stairs and courtyard area



4. Garage which is to be altered



5. Non-original fire place which is to be replaced.

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	26/03/2015
		N/A / attached	<b>Consultation Expiry Date:</b>	26/02/2015
<b>Officer</b>		<b>Application Number(s)</b>		
Olivier Nelson		1. 2015/0193/P 2. 2015/0645/L		
<b>Application Address</b>		<b>Drawing Numbers</b>		
5 Chester Terrace London NW1 4ND		Refer to Draft Decision Notices		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
1. Erection of a roof terrace with a rooflight and three cooling condenser units at roof level, two cooling condenser units at lower ground floor level, new garage door and new railings to the rear of the property				
2. Internal alterations including installation of new internal staircase from third floor level to a new roof terrace area, changes to room layouts, double glazed units installed in the rear elevation and a new access door to garage.				
<b>Recommendations:</b>		1. Grant planning permission		
		2. Grant listed building consent		
<b>Application Type:</b>		1. Householder Application 2. Listed building consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>21</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
Summary of consultation responses:	<p>No. of electronic <b>00</b></p> <p>Site notice: 04/02/2015 – 25/02/2015  Press notice: 05/02/2015 – 26/02/2015</p> <p>No responses were received from neighbouring properties.</p> <p><b>English Heritage:</b> No objection. The Council is hereby authorised to determine the application for listed building consent referred to above as they see fit.</p>					
Regents Park CAAC	<p>The Regents Park CAAC objection is as follows:</p> <ol style="list-style-type: none"> <li>1. The Advisory Committee is aware that much of the interior of these houses was reconstructed in the 1960s. They are, nonetheless Grade I Listed Buildings and those aspects of significance which survive should be respected. These elements of significance include the plan form, and those features which contribute to it, and the original building volumes, which continue to represent the proportions and spatial characteristics of the original building. <i>(Officer response: the proposal seeks to retain historical details including decorative cornices. Some internal walls are to be altered although these are unoriginal.)</i></li> <li>2. As a consequence, we object strongly to the removal of chimney breasts (first floor) and to the insertion of false ceilings (ground floor), which would seriously harm the character and significance of the Listed Building. <i>(Officer response see paragraph 3.4 and 3.5)</i></li> <li>3. We regret the insertion of wholly inappropriate details (fireplace and glass doors to ground floor). <i>(Officer response: the fireplace and surrounds arent original and the new details have been reduced in size. See paragraph 3.5 and 3.6)</i></li> <li>4. We do not object to the proposed roof terrace, but seek assurances that no work will be visible above the line of the front roof ridge. <i>(Officer response: noted there are many roof terraces which have been approved recently)</i></li> </ol>					

## Site Description

The property is a 4 storey (including basement) mid terrace building within Chester Terrace. Its location is just before the arches which lead to the rest of terrace. The front elevation is faced entirely in Roman cement stucco. Chester Terrace by John Nash was built in 1825. It is located within Regents Park and Regents Park Conservation Area. It is to the east of the park and runs in a north to south direction. It was damaged by bombing during WW2 and then repaired and converted into government offices. After the war the floor layouts were changed and the terrace converted to individual dwelling between 1959 and 1961. The application property is Grade I listed and is within the Regents Park Conservation Area.

## Relevant History

No relevant planning history for the application site.

### 22 Chester Terrace (recent roof terrace approval)

2009/1941/P & 2009/1942/L: Formation of a roof terrace at roof level, and installation of a cooling system and chiller plant located in vaults at basement level of residential dwelling (Class C3). Granted 13/08/09.

### 31 Chester Terrace (recent double glazing application)

2010/4300/L: Installation of slimlite double glazing to the rear elevation windows of residential dwellings (Class C3). Granted 20/10/10.

### 36/37 Chester Terrace (recent roof terrace approval)

2011/2954/P & 2011/2954/L: Amendments to planning permission granted 10/12/09 (Ref. 2009/4544/P) for unification of No. 36 and No. 37 to form a single family dwelling and formation of new roof terrace (Class C3), namely, the installation of a staircase from third floor level to access a new roof terrace, new condensing unit & associated plant at lower ground floor level (within the existing front pavement vaults) and addition of grille to new rear garage door. Granted 21/11/11.

### 34 Chester Terrace (recent roof terrace approval)

2011/4084/P & 2011/4085/L: Installation of staircase enclosure and creation of roof terrace within existing mansard roof and replacement of single-glazed windows with double glazed windows on rear elevation of existing dwelling (Class C3). Granted 05/12/11.

### 19 Chester Terrace (recent double glazing application)

2012/5300/L: Works associated with the replacement of 2 x existing timber framed sash windows with new timber framed double glazed sash windows to the rear at ground and second floor level, plus internal alterations at ground floor level to create a double door opening between the front and rear rooms. Granted 14/12/12.

### 26 Chester Terrace (recent roof terrace approval)

2013/4962/P: Replacement of rear garage door, alteration to all windows to rear elevation, creation of roof terrace and removal of existing 3x rooflights to third floor level plus internal alteration for installation of staircase to third floor level, installation new condenser unit and repair and refurbishment to residential house (Class C3). Granted 30/09/13.

### 6 Chester Terrace (recent double glazing application)

2013/4989/L: Internal and external alterations in connection with the replacement of existing timber framed sash windows with new timber framed double glazed sash windows to rear, installation of two flues to rear, and removal of two rooflights to dwelling house (Class C3). Granted 12/11/2013.

8 Chester Terrace (recent roof terrace & mechanical plant approval)

2013/5005/P - Internal and external alterations to dwelling house (Class C3) to include lowering the floor level to existing vaults for the storage of mechanical plant, creation of a new roof terrace to the middle of the roof, and replacement of existing glazing to the rear with double glazing. Granted 12/03/2014

13 Chester Terrace (recent roof terrace approval)

2013/5583/P - Alteration to roof level including the lowering of the centre section to accommodate a roof terrace, replacement of existing front dormer windows, replacement of louvre with window to front basement level, replacement of existing rear window at ground floor level, new plant to front lightwell, and new boiler flues to rear elevation at basement level to dwelling house (Class C3). Granted 24/03/2014.

10 Chester Terrace (recent roof terrace approval)

2014/7481/P - Creation of roof terrace at roof level. Granted 23/02/2015

33 Chester Terrace (recent roof terrace approval)

2014/6252/P - Excavation of basement vaults with associated alterations, creation of roof terrace with associated access glass roof and 2x skylights. Granted 31/03/2015

## **Relevant policies**

NPPF 2012

The London Plan March 2015, consolidated with alterations since 2011

### **LDF Core Strategy and Development Policies**

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

### **Camden Planning Guidance (2011)**

CGP1 Design

CPG 6 Amenity

Regents Park Conservation Area Appraisal

## Assessment

### 1. PROPOSAL

1.1 The applications seek householder planning permission and listed building consent for the following alterations:

#### External

- Exterior staircase to be refurbished/made good
- New 'York stone' external anti-slip paving will be laid in the front and back patios at lower ground floor level
- 2 comfort cooling condenser units – 765W X 550H X 285D at lower ground floor level.
- Cast iron exterior balustrade would be repaired and painted black on the front elevation, the cast iron exterior balustrade would be replaced at the rear
- Windows on the rear to be replaced with double glazing on the rear elevation
- Creation of new roof terrace with an area of 93.6sqm and would be formed 1.1m below existing ridge level.
- Glazed roof light over the new staircase at third floor level.
- New mechanical plant (A/C condenser) at roof terrace level. 3 comfort cooling condenser units – 900W X 770H X 320D
- New door to the western elevation of the garage facing onto the rear of the site

#### Internal

- A new lobby will be formed below the entrance apron at lower ground floor level.
- The rooms at lower ground level will be used as cinema/entertainment room & Spa.
- Internal staircase which leads to ground floor level would be modified.
- The double glass door with glazed arch above would be removed to create a grand opening entrance.
- The toilet at ground floor would be moved to provide a breakfast area in the kitchen.
- Dressing room on the second floor would be moved to provide more views of Regents Park from the bedrooms.
- Resizing of four rooms on the third floor.
- Secondary glazing to be added internally on all front windows and doors.

### 2. ASSESSMENT

The main considerations as part of the proposal are:

- Design
- Amenity

### 3. DESIGN

#### External works

3.1 The new roof terrace is proposed in the middle of the roof between the front and rear roof slopes. The roof alterations are considered to be of an acceptable design. There are several examples on Chester Terrace of properties with similar roof terrace conversions. The roof terrace, due to its position would not be visible from ground level. Due to its position below the existing ridge, the terrace would also not be visible from private views. The proposed roof terrace is to be designed in high quality materials which would match the existing building. A condition would be added ensuring appropriate materials are used. The new features such as the roof light over the access stair has been kept to a height below the existing front ridge and would not be visible. The roof terrace will provide much needed amenity space for this property.

3.2 The railings to the rear of the property are in need of repair. The proposal would see the replacement of the existing with new railings in keeping with the rear of the terrace.

3.3 The garage which is unattached to the main dwelling would see a new access door attached. This would be on the elevation which fronts the rear of no. 5. The garage door would be an acceptable addition and would not have a negative impact on the significance of this Grade I listed property. The areas at the front and the rear of the building below the entrance level there are small amenity spaces at lower ground floor level?. These would be hard landscaped and New York stone flags would be laid and shrubs arranged in containers.

### **Internal works**

3.4 The majority of the works proposed internally are to non-original 1960s fabric and are considered to be of minimal heritage significance. At lower ground floor level a new lobby will be formed below the entrance apron at the front of the house. This could be accessed from the front of the property also and the 3 vaults at the property would be used as storage areas for the property. The vault areas would have internal waterproofing. The lower ground floor would see the removal of bedrooms from these levels and the creation of a spa room and home entertainment room. The internal staircase would be improved to meet safety standards with the introduction of a glass balustrade at lower ground floor level only. The cinema room would see an alteration at roof level where there would be a new coffered ceiling which is considered acceptable at lower ground floor level as this is reversible.

3.5 The changes at ground floor level include the removal of the double glass door which is between the entrance hall and corridor. This change would see the arch and cornice maintained. The ground floor kitchen would be extended and opened out into the location of the existing WC at this level. The existing non-original fire surround is to be stripped and replaced with a smaller fire surround, more in keeping with the general arrangement of the room. The changes at this level are considered appropriate within the built form and would be improving on the non-original situation which exists at the property. The door opening to the entrance hall would be widened and fitted with a new glazed double door. Although this is not in keeping with the original building it would be an improvement on the existing doors. A similar door was approved at this level at the neighbouring property at no. 13 Chester Terrace (2013/5583/P). As such this change is considered to be acceptable as it is reversible.

3.6 The first floor would see a reduced scope of changes as compared to the other floors. The room configuration would remain the same. The room at the rear would instead be used as a study with decorative sliding doors rather than a TV room. The new boxing ducts would be removed and this would allow for added space in the piano room. This duct is not a chimney breast as originally thought and the change is considered to be acceptable. The sliding door would reduce demarcation between rooms and would allow easy access between the study and piano room. The windows here at both the front and rear would have secondary glazing. This is a common feature of trying to make good the conditions of a listed building.

3.7 The second floor would see the loss of the dressing room, this dressing room is a relatively new addition. Its loss would see an increased plan form of the bedroom, which would also give views to Regents Park which is welcomed. The dressing room would be relocated to the middle of the floor between the bedroom and master bathroom.

3.8 The layout of the third floor would see changes to allow for four similar sized rooms. At this level there has already been a series of partitions and rooms created. The proposal sees the bathrooms remain as well as the lift shaft. The difference would be that the bedrooms would now all be of a similar size. The planned form has been eroded at this level, and the proposal would see acceptable alterations which would be reversible. The staircase would be extended up to the roof area using a staircase which would match the existing.

3.9 The Crown Estate has allowed for double glazing to the rear elevation but this must be in Conservation style. The applicant has proposed this type of glazing to the rear. The rear of this terrace greatly differs from the front elevation and as such this change would be considered acceptable. The secondary glazing proposed at the front of the property is considered to be acceptable by the Crown Estate providing that its installation and removal would not damage the fabric of the building. The design of the internal glazing would match the existing windows and as such would not be readily visible from the streetscene.

3.10 The proposed new boiler equipment to the front vaults are not considered to have an unacceptable impact on the appearance of the listed building or the character of the conservation area as they are small in size, and are not in a prominent visible location.

## **4. AMENITY**

### **Outlook and privacy**

4.1 There are existing amenity spaces at lower ground floor level at both the front and rear of the property. The changes proposed, which include laying of paving, would not intensify any activity which would reduce privacy to neighbouring properties. The additional rooflight at main roof level would not see an increase in overlooking opportunities due to the nature of the site.

4.2 The roof terrace is considered to have an acceptable impact on the amenity of adjoining and nearby properties. The height and orientation of the proposed roof terrace within the middle of the roof area would not allow direct views into adjoining or nearby habitable windows or amenity spaces. Based on the separation from adjoining habitable windows, the use of the roof as a terrace is not considered likely to result in unacceptable noise or general disturbance. The proposal would not result in an increased security threat to adjoining properties as the proposed terrace is not easily accessible from public areas.

### **Air condenser units**

4.3 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. Development Policy DP24 states that the Council will expect developments to consider the appropriation location for building services equipment. The application site is within Regents Park Conservation Area and there development will only be permitted that preserves and enhances the character and appearance of the conservation area, in accordance with policy DP25.

4.4 The new condenser units would be located at lower ground floor level and would not be readily visible from street level as they would be below the stair landing. The condenser units at roof terrace level would also not be readily visible from public and private views.

4.5 The applicant has provided an acoustic report demonstrating that the proposed plant will have an acceptable noise impact on adjoining or nearby properties. Notwithstanding, a condition of consent is recommended to ensure that there is no unacceptable impact. For the reasons outline above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

## **5. SUSTAINABILITY**

5.1 LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. As the proposal is retrofitting an existing listed building and not adding significant

additional floor space there is limited scale for the incorporation of sustainable design features. Notwithstanding the proposal includes double glazing to some windows and the new insulation in the roof will improve the thermal efficiency of the building.

## **6. CONCLUSION**

Grant planning permission and listed building consent

### **DISCLAIMER**

**Decision route to be decided by nominated members on *Tuesday 26<sup>th</sup> May 2015*. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**

Mrs Elizabeth Bemment  
Sigma Seifert Ltd.  
4 Duke's Mews  
London  
W1U 3ET

Application Ref: **2015/0193/P**  
Please ask for: **Olivier Nelson**  
Telephone: 020 7974 5142

20 May 2015

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

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

# DECISION

Proposal:

Erection of a roof terrace with a rooflight and three cooling condenser units at roof level, two cooling condenser units at lower ground floor level, new garage door and new railings to the rear of the property.

Drawing Nos: SA 0815/101, SA 0815/102, SA 0815/201, SA 0815/202, SA 0815/203, SA 0815/204, SA 0815/205, SA 0815/206, SA 0815/301, SA 0815/302, SA 0815/303, SA 0815/304, SA 0815/401, SA 0815/402, SA 0815/801, SA 0815/801.2, SA 0815/802, SA 0815/802.2, SA 0815/803, SA 0815/803.2, SA 0815/806, SA 0815/807, SA 0815/820, SA 0815/921, SA 0815/931, SA 0815/941, SA 0815/981, SA 0815/1001, SA 0815/1011, Pindoria Associates Structural Engineering Report dated Aug 2014, SI7044-001, SI7044-002, SI7044-003, SI7044-004, SI7044-005, SI7044-006, SI7044-101, SI7044-102, SI7044-103, SI7044-104, SI7044-105, SI7044-106, SI7044-201, SI7044-202, SI7044-203, SI7044-204, SI7044-205, SI7044-206, SI7044-301, SI7044-302, SI7044-303, SI7044-304, SI7044-305, SI7044-306, SI7044-401, SI7044-402, SI7044-403-01, SI7044-403-02, SI7044-404, SI7044-405, SI7044-406, SI7044-506, SI7044-512-01, SI7044-512-02, SI7044-525, SI7044-600-01, SI7044-600-03, SI7044-600-07, SI7044-600-11, SI7044-601, SI7044-606, SI7044-700, SI7044-701, SI7044-702, SI7044-703, SI7044-704,



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 SA 0815/101, SA 0815/102, SA 0815/201, SA 0815/202, SA 0815/203, SA 0815/204, SA 0815/205, SA 0815/206, SA 0815/301, SA 0815/302, SA 0815/303, SA 0815/304, SA 0815/401, SA 0815/402, SA 0815/801, SA 0815/801.2, SA 0815/802, SA 0815/802.2, SA 0815/803, SA 0815/803.2, SA 0815/806, SA 0815/807, SA 0815/820, SA 0815/921, SA 0815/931, SA 0815/941, SA 0815/981, SA 0815/1001, SA 0815/1011, Pindoria Associates Structural Engineering Report dated Aug 2014, SI7044-001, SI7044-002, SI7044-003, SI7044-004, SI7044-005, SI7044-006, SI7044-101, SI7044-102, SI7044-103, SI7044-104, SI7044-105, SI7044-106, SI7044-201, SI7044-202, SI7044-203, SI7044-204, SI7044-205, SI7044-206, SI7044-301, SI7044-302, SI7044-303, SI7044-304, SI7044-305, SI7044-306, SI7044-401, SI7044-402, SI7044-403-01, SI7044-403-02, SI7044-404, SI7044-405, SI7044-406, SI7044-506, SI7044-512-01, SI7044-512-02, SI7044-525, SI7044-600-01, SI7044-600-03, SI7044-600-07, SI7044-600-11, SI7044-601, SI7044-606, SI7044-700, SI7044-701, SI7044-702, SI7044-703, SI7044-704.

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 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 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

Director of Culture & Environment

Sigma Seifert Ltd.  
4 Duke's Mews  
London  
W1U 3ETApplication Ref: **2015/0645/L**  
Please ask for: **Olivier Nelson**  
Telephone: 020 7974 **5142**

20 May 2015

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**Address:  
**5 Chester Terrace  
London  
NW1 4ND****DECISION**

## Proposal:

Internal alterations including installation of new internal staircase from third floor level to a new roof terrace area, changes to room layouts, double glazed units installed in the rear elevation and a new access door to garage.

Drawing Nos: SA 0815/101, SA 0815/102, SA 0815/201, SA 0815/202, SA 0815/203, SA 0815/204, SA 0815/205, SA 0815/206, SA 0815/301, SA 0815/302, SA 0815/303, SA 0815/304, SA 0815/401, SA 0815/402, SA 0815/801, SA 0815/801.2, SA 0815/802, SA 0815/802.2, SA 0815/803, SA 0815/803.2, SA 0815/806, SA 0815/807, SA 0815/820, SA 0815/921, SA 0815/931, SA 0815/941, SA 0815/981, SA 0815/1001, SA 0815/1011, Pindoria Associates Structural Engineering Report dated Aug 2014, SI7044-001, SI7044-002, SI7044-003, SI7044-004, SI7044-005, SI7044-006, SI7044-101, SI7044-102, SI7044-103, SI7044-104, SI7044-105, SI7044-106, SI7044-201, SI7044-202, SI7044-203, SI7044-204, SI7044-205, SI7044-206, SI7044-301, SI7044-302, SI7044-303, SI7044-304, SI7044-305, SI7044-306, SI7044-401, SI7044-402, SI7044-403-01, SI7044-403-02, SI7044-404, SI7044-405, SI7044-406, SI7044-506, SI7044-512-01, SI7044-512-02, SI7044-525, SI7044-600-01, SI7044-600-03, SI7044-600-07, SI7044-600-11, SI7044-601, SI7044-606, SI7044-700, SI7044-701, SI7044-702, SI7044-703, SI7044-704,



The Council has considered your application and decided to grant 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 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 conditions 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.

- 3 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.

- 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 windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 policies DP24 and 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 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.
- 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 Noise and Licensing Enforcement Team, 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.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Culture & Environment