

Aaron Thompson
MMM Architects Ltd
The Banking Hall
26 Maida Vale London
W9 1RS

Application Ref: **2014/4977/P**
Please ask for: **Niall Sheehan**
Telephone: 020 7974 **3968**

10 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
41 Chester Terrace
London
NW1 4ND

Proposal:

Amendments to approved applications 2013/1888/L and 2013/1426/P, including proposed changes to demolition schedule, internal alterations, external repairs including repairs to exterior walls, boundary walls, adjustment to rooflight, bespoke metal grilles over lightwell, ship ladder to external hatch, balcony railings, boundary railings and the installation of 5 X security cameras to external facades of building.

Drawing Nos: Site Location Plan: OS_1_01 Rev. A;

Existing: EX_01_01A, 02A, 03A, 04A, 05A, 06A, 07A, EX_2_01A, 02A, 03A, 04A, 05A, 06A, 07A, 08A, 09A;

Approved Drawings: N1915-PP_SP_01, BF_02, GF_03, FF_04, SF_05, TF_06, RP_07, AA_08, BB_09, CC_10, DD_11, EE12, FF_13, NE_14, SW_15, P_16, DP_17;

Demolition Plans: 421D_1_01B, 02A, 03A, 04A, 05B, 06A, 07A; D2_01_A, 02A, 03A, 04A, 05A, 06A, 07A, 08A, 09A, 10A; D_3_01A, 02A, 03A

Proposed Drawings: 421 PL_1_01A, 02A, 03A, 04A, 05A, 06A, 07A; PL_2_01B, 02A, 03A, 04A, 05A, 06B, 07A, 08A, 09A, 10A; PL_3_01A, 02A, 03A.

Garden Plans: 0404_000-001

Internal Drawings: GF-1F-2F-3F Cornices; GF Entrance Hall-Cornice - C01, C02, CP02 C03, C04, CP05, C06, C07, 2F Bedroom Cornice, 3F Landing -Cornice C09, 3F Bedroom -



Cornice C10, 1F Landing Pilaster Mouldings - PIL01, 2F Landing Pilaster Moulding - PIL02, 3F Landings & Pilaster Moulding PIL03, GF-1F-2F,-3F Skirting, 1FLanding-Internal Door - D03, GF Kitchen-InternalDoor-D02, GF Entrance Hall- Int Door D01, GF Kitchen- Internal Door-D02, GF Entrance Hall-Int Door D01, GF-1F-2F-3F Doors, 2F & 3F Landing-Internal Door-D02 & D03, GF & 2F & 3F Architraves, 1F Landing & Architrace Ar03, Panel Mouldings, GF Windows and Shutters, GF Windows and Shutters Details, GF with apron door, 1F Windows and Shutters, 1F Windows and Shutter Details, GF & 1F Windows and Shutters - Details, Staircase - Balustrade.

Design and Access Statement prepared by MMM Architects dated July 2014;

Heritage Justification Statement prepared by Shalimar Investors Ltd, July 2014;

Stucco.Condition Report Rev A prepared by R Greer at PAYE Architecture dated 15/07/2014.

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 if in CA 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:

Site Location Plan: OS_1_01 Rev. A;

Existing: EX_01_01A, 02A, 03A, 04A, 05A, 06A, 07A, EX_2_01A, 02A, 03A, 04A, 05A, 06A, 07A, 08A, 09A;

Approved Drawings N1915-PP_SP_01, BF_02, GF_03, FF_04, SF_05, TF_06, RP_07, AA_08, BB_09, CC_10, DD_11, EE_12, FF_13, NE_14, SW_15, P_16, DP_17;

Demolition Plans 421D_1_01A, 02A, 03A, 04A, 05A, 06A, 07A; D2_01_A, 02A, 03A, 04A, 05A, 06A, 07A, 08A, 09A, 10A; D_3_01A, 02A, 03A

Internal Drawings: GF-1F-2F-3F Cornices; GF Entrance Hall-Cornice - C01, C02, CP02 C03, C04, CP05, C06, C07, 2F Bedroom Cornice, 3F Landing -Cornice C09, 3F Bedroom - Cornice C10, 1F Landing Pilaster Mouldings - PIL01, 2F Landing Pilaster Moulding - PIL02, 3F Landings & Pilaster Moulding PIL03, GF-1F-2F,-3F

Skirting, 1FLanding-Internal Door - D03, GF Kitchen-InternalDoor-D02, GF Entrance Hall- Int Door D01, GF Kitchen- Internal Door-D02, GF Entrance Hall-Int Door D01, GF-1F-2F-3F Doors, 2F & 3F Landing-Internal Door-D02 & D03, GF & 2F & 3F Architraves, 1F Landing & Architrace Ar03, Panel Mouldings, GF Windows and Shutters, GF Windows and Shutters Details, GF with apron door, 1F Windows and Shutters, 1F Windows and Shutter Details, GF & 1F Windows and Shutters - Details, Staircase - Balustrade.

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

- 4 Detailed samples of facing materials in respect of the repairs to external cracks and sections of facade, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

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 if in CA of the London Borough of Camden Local Development Framework Development Policies.

- 5 The proposed railings to the external boundary wall will be reset in lead.

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 if in CA of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to works commencing on site, a methodology of removal and repair of railings to external boundary wall will need to be submitted to the local authority for written approval. This methodology would need to demonstrate how the railings would be dismantled and reassembled as part of the overall construction process.

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 if in CA of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to works commencing on site, detailed drawings of all new security cameras and associated fixings and cables to be installed, shall be submitted to the Council for approval in writing.

The relevant part of the works shall not be carried out otherwise than in

accordance with the details thus approved.

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.

- 8 The security cameras hereby approved shall only view on the application site (in as much as possible) and shall not be pointed or directed towards the public highway or neighbouring properties.

Reason: In order to prevent unreasonable overlooking of pedestrians or surrounding neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Before the relevant part of the work begins, full details of soft landscaping and planting to an area to the west of the main dwelling currently labelled as loose gravel above plant room detailed in drawing 404_000_001 (Garden Plan) should be submitted to and approved by the local planning authority in writing. Such details shall details of species of planting. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 if landscape details, of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 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.

- 3 You are advised that condition 5 from planning application 2013/1426/P are outstanding and still require to be discharged.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment