

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

Application Ref: **2014/5315/L**
Please ask for: **Niall Sheehan**
Telephone: 020 7974 **3968**

10 December 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
41-42 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: 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 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 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.

- 3 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.

- 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 of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building;
 - b. Details of all new light fittings;
 - c. Details of all new mantelpieces at a scale of 1:10. The relevant part of the works shall not be carried out otherwise than in accordance with the details

thus approved.

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 The works hereby approved are only those shown on the approved drawings, any other alterations to the building and its features may require a new 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment