



41-42 Chester Terrace, London, NW1 4ND:

Supporting Statement to discharge condition 6. of 2014/4977/P (*repair of railings to external boundary wall*)

December 2015

Introduction

1. This heritage statement is to accompany the discharge of condition 6. Amendments to main application - Planning Permission 2014/4977/P granted 10 December 2014, which states:

“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.”

2. This assessment aims to appraise the impact of the below proposal on the special interest of the heritage asset within the site: No. 41-42 Chester Terrace. Furthermore, the assessment considers the impact of the proposed works on the Grade I listed house and the Regents Park Conservation Area; and on the setting of the designated and non-designated heritage assets within and surrounding the site.
3. The issue of the railings repairs to outer boundary wall has been discussed with the Local Planning Authority (Antonia Powell, Senior Planner) and the Historic England (Alasdair Young) in connection with the granted Listed Building Consent for Temporary removal of railings to West elevation during the course of construction works (to be reinstated once work is complete) - 2014/4921/L, granted on 17 October 2014.

Proposed Works and Impact Assessment

1. The existing railings are to be retained, redecorated and repaired where required, then reinstalled. Careful attention will be taken not to cause any damage during their removal, storage and fixing.
2. The proposed method of repairs to the external boundary wall railings is detailed in the attached method statement by Sherlock, which demonstrates how the railings would be dismantled and reassembled as part of the overall construction process and the scope of works by Shaun Stallard.
3. It is considered the proposed repairs to the external boundary wall railings do not compromise the heritage asset fabric or appearance, are acceptable in conservation terms and are intended to be of high quality and workmanship.

4. It is also considered that the proposed repairs will preserve and enhance the appearance of the heritage asset and the conservation area. They will also provide for the future of the heritage asset through achieving present day acceptable standards in one of the most affluent areas of London.
5. It is, therefore, considered that the overall impact of the proposed repairs to the external boundary wall railings on the identified heritage asset is considered to be **negligible/beneficial** and will not have an adverse effect on the special interest and appearance of the main house and its setting, nor the character of the Regents Park Conservation Area. They are consistent with the spirit of local policies and national conservation principles, particularly NPPF policy principles guiding the determination of applications for consent relating to all heritage assets.

Conclusion

6. English Heritage (now Historic England) "Conservation Principles" and the NPPF define conservation as "managing change". Buildings, designated or undesignated heritage assets, are dynamic environments that have been subject to change and in order to remain a sustainable, welcoming and pleasing place they will continue to change.
7. Furthermore, the applicant has recognised the importance of undertaking investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the heritage asset. This approach has been both beneficial with regard to the consideration of alternatives and important with regard to the process of acknowledging the best practice guidance as outlined in NPPF.
8. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local policies and national conservation principles and therefore there must be a presumption for its approval.

**Stephen Levrant: Heritage Architecture
Architects and Heritage Asset Consultants**