

Mr. Thomas Price  
DP9  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2015/5191/L**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

11 February 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:

Amendments to drawing numbers referred to in listed building consent reference 2014/5315/L dated 10/12/14 for Amendments to approved applications 2013/1888/L and 2013/1426/P, including internal alterations and proposed changes to demolition.

Drawing Nos: Internal Drawings: HB-01- B [GF-1F-2F-3F Cornices]; HB-02-B [GF Entrance Hall-Cornice - C01]; HB-03-B [GF Living room - Cornice - C 02]; HB-04-B [GF Dining room and kitchen - Cornice - C 03]; HB-05-B [GF Cloakroom Cornice C04]; HB-06-B [GF - Ceiling Plate - CP 01]; HB-07-B [1F+2F Landing Cornice C05]; HB-08-B [1F Master Bedroom and Bathroom - Cornice C 06]; HB-09-B [1F Master Bedroom and Bathroom - Cornice C 06]; HB-10-B [1F Master Bedroom and Bathroom - Ceiling Plate CP02]; HB-11-B [1F Dressing Room - Cornice C07]; HB-12-B [2F Bedrooms - Cornice]; HB-13-B [3F Landing - Cornice C09]; HB-14-B [3F Bedrooms - Cornice C10]; HB-15-B [GF Entrance hall + 1F Landing Pilaster Mouldings - PIL 01]; HB-16-B [2F Landing - Pilaster Moulding - PIL 02]; HB-17-B [3F Landing - Pilaster Moulding PIL 03]; HB-18-B [GF-1F-2F-3F Skirting]; HB-19-B [GF-1F-2F-3F Doors]; HB-20-B [GF Entrance hall - Internal Door - D 01]; HB-21-B [GF Kitchen - Internal Door - D 02]; HB-22-B [1F Landing - Internal Door - D 03]; HB-23-B [2F+3F Landing - Internal Door - D 02 + D 03]; HB-24-B [GF+2F+3F Architraves]; HB-25-B



[1F Landing - Architrave AR 03]; HB-26-C [Panel Mouldings]; HB-27-C [GF Windows and Shutters]; HB-28-C [GF Windows and Shutters - Details]; HB-29-C [GF Window with apron door]; HB-30-C [1F Windows and Shutters]; HB-31-C [1F Windows and Shutters - Details]; HB-32-C [GF+1F Windows and Shutters - Details]; HB-33-B (Staircase - Balustrade)]; Design and Access Statement prepared by MMM Architects dated July 2014; Heritage Justification Statement prepared by Stephen Levrant Heritage Architecture Ltd, July 2014; Stucco. Condition Report Rev A prepared by R Greer at PAYE Architecture dated 15/07/2014.

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; 421 D\_2\_01-B; 02A, 03A, 04A, D\_2\_05-B; 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, PL\_2\_05 B; 421 PL\_2\_06-A; 07A, 08A, 09A, 10A; PL\_3\_01A, 02A, 03A.

Garden Plans: 0404\_000-\_001

The Council has considered your application and decided to grant Listed Building Consent

Informative(s):

1 Reasons for granting listed building consent: -

The purpose of this S19 application is to:

A] regularise the list of approved and revised drawings;

B] clarify the outstanding conditions as relating to listed building consents dated 12.6.13 ref 2013/1888/L and 10.12.14 ref 2014/5315/L.

A) the amended drawing numbers (involving updated demolition information and design changes) are acceptable as they correct and update various discrepancies arising from the approved list of drawings referred to on the previous permission.

B) the situation is as follows regarding decision ref.2013/1888/L: this comprises 6 conditions, with 3 conditions requiring reserved matters to be discharged; condition 4- (detailed drawings, or samples of materials for a] details of new balustrades, b] plan, elevation and section drawings of all new joinery; c] service runs for all new bathrooms/kitchens; d] all new light fittings; e] new plaster work to landings; f] details of all new mantelpieces; 5 - (structural engineers report and method statement; details of the demolition and construction of the staircase/s and openings within the party wall and works to front vaults) and 6 - (details of any strengthening works).

Condition 4 f] (Fireplace Surrounds) has been discharged under reference 2015/4916/L on 18/11/2015. This decision includes 2 informatives added for outstanding conditions:- Condition 4 a] (New balustrade detail); b] (new joinery details); c] (service runs); d] (new light fitting details); e] (new plaster work details)

and Condition 6 (Details of strengthening works).

Condition 4 c] (Details of service runs for all new bathrooms/kitchens) and Condition 4 d] (Details of all new light fittings) have been discharged under reference 2015/4227/L dated 20/11/2015.

Condition 5 (structural engineers report and method statement; details of the demolition and construction of the staircase/s and openings within the party wall and works to front vaults) has been discharged under reference 2013/7692/L on 24/01/2014.

Condition 6 (of ref: 2013/1888/L) (Details of any strengthening works proposed shall be submitted to the local planning authority and approved in writing prior to commencement of the relevant part of the works). There is no record of a decision notice issued. An in-principle agreement about the details was exchanged between officers and the applicant but no formal submission was made for an assessment). This condition remains outstanding.

Application ref. 2014/5315/L. (Amendments to approved applications 2013/1888/L and 2013/1426/P, including internal alterations and proposed changes to demolition) - there are no conditions to be discharged.

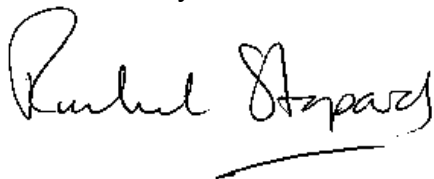
- 2 Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with 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. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17 and 126-141 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment