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

**Supporting Statement to discharge conditions 4a), b) and e) of LBC 2013/1888/L**

**March 2016**

### **Introduction**

1. This supporting statement is to accompany the discharge of conditions 4a), 4b) and 4e) of LBC 2013/1888/L granted 12 June 2013, which states:

**“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) Typical details of new balustrades at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth;**

**b) Plan, elevation and section drawings of all new joinery at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1;**

**e) Details of new plaster work to landings at a scale of 1:10;”**

2. This assessment aims to appraise the impact of the proposal on the special interest of the heritage asset within the site: No. 41-42 Chester Terrace. This document should be read in conjunction with the enclosed drawings in the "Heritage Book" by Stephen Levrant Heritage Architecture.

### **LBC 2013/1888/L**

3. In June 2013, listed building consent was granted to unify two existing adjoining semi-detached houses at Nos. 41 and 42 Chester Terrace, to form a large single family dwelling.
4. Research had revealed that both properties have undergone substantial changes and interventions since they were built, including total replacement of all the interior fabric and complete modern roofs. In fact, the only original fabric remaining is the external facades and the party wall. The aesthetic integrity of the exteriors, the principle element of significance that warrants the grade I listing.
5. The lead motif of the consented scheme was thus for the remodelling and insertion of a new layout and interior within the shell of the existing building. The scheme is of high quality and not without precedent in the context of listed buildings. The modern interior - designed by the Parisian interior designer Christian Liaigre - runs through all floors and spaces but would be offset against a carefully detailed and classically proportioned back-drop of Regency cornices, reinstated sash window joinery and traditionally detailed paneled timber doors to main hall

and landings. The staircase as the main element of the plan is similarly of traditional Regency design.

6. The granted scheme has been implemented on 16<sup>th</sup> April 2014 with the start of the excavation and underpinning works.

#### **Pre-Application Advice (17 June 2014)**

7. The issues of the new balustrades, plaster and joinery details have been discussed at the onsite meeting on 17<sup>th</sup> June 2014 with the Local Planning Authority (Antonia Powell, Senior Planner - AP), The Crown Estate (Paul Prentice - PP) and the Historic England (Alasdair Young - AY).
8. During the pre-application meeting, Stephen Levrant Heritage Architecture Ltd (SLHA) presented the draft 'Heritage Book' and explained the approach undertaken in order to carefully detail and classically proportion the mouldings, fireplaces, staircase balustrade and joinery throughout the house, based on an understanding of the work of Nash and his contemporaries. Alasdair Young expressed his approval and noted how such an approach would be desirable for all the houses in the terrace.

#### **Proposed Works and Impact Assessment**

9. The design proposal is to use classically proportioned details throughout the house (Ground to Second floor bedrooms and landings).
10. Extensive research was carried out using documentary sources (refer to the bibliography in Appendix 1) in order to inform the design process with a proper understanding of Nash's style and the character of the subject houses. Consideration has been also given to the evidence gained on site, based upon experience gained from similar building types.
11. The proposals establish an appropriate proportion within the rooms and are sympathetic to the significant character of the building, as assessed in the Heritage Report prepared as part of the Main Application (Design and Access Statement and Heritage Report 2013/1888/L & 2013/1426/P). They respect and reflect the composition of the listed building, its design, craftsmanship and historic timeline, and possess the prevalent characteristics and ethos as if originally designed by Nash for this location. They are stylistically consistent with the house and will be beneficial to the legibility of its aesthetic value.
12. It is considered that the overall impact of the proposed details is medium/beneficial and will not have an adverse effect on the special interest and appearance of the listed house. The proposal will reinstate heritage values that were adversely affected by previous alterations and usage, and will have a beneficial effect on the special interest of the listed building.

#### **Conclusion**

13. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF and are consistent with the spirit of local policies and national conservation principles. These are consistent with the spirit of local policies and national conservation principles and therefore there should be a presumption for its approval.

**Stephen Levrant: Heritage Architecture**

**Architects and Heritage Asset Consultants**

## **APPENDIX 1: BIBLIOGRAPHY**

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