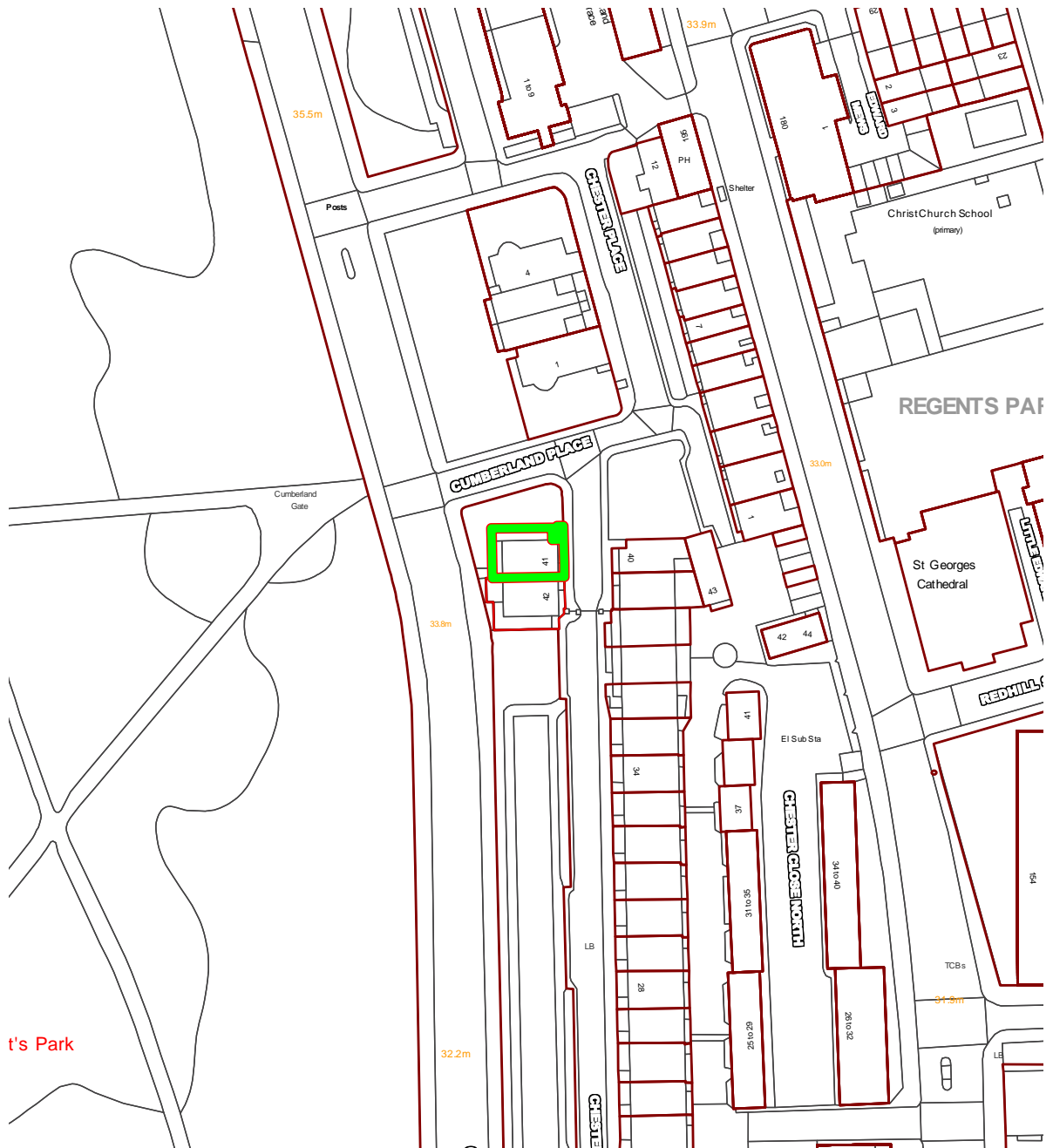


41 Chester Terrace - 2015/4467/P





Nos. 41 & 42 Chester terrace



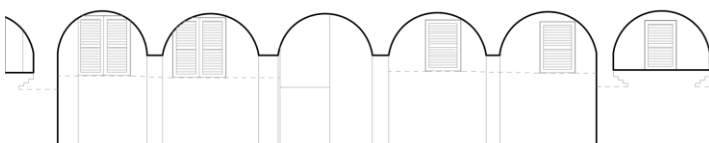
North elevation.



South elevation



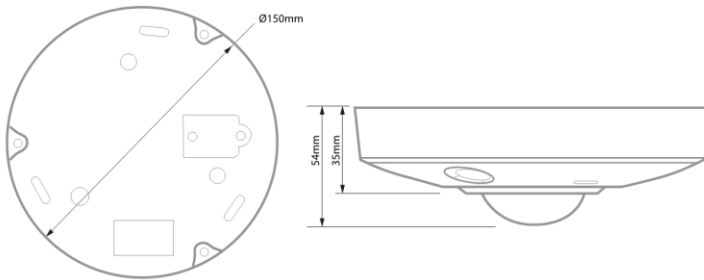
West elevation



East elevation.

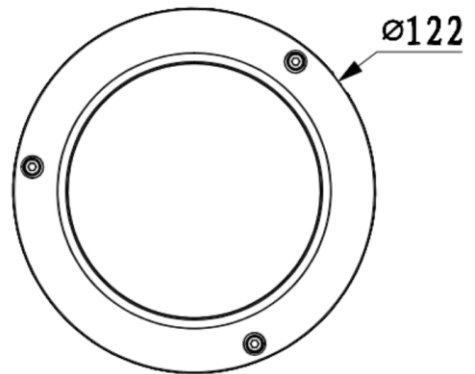
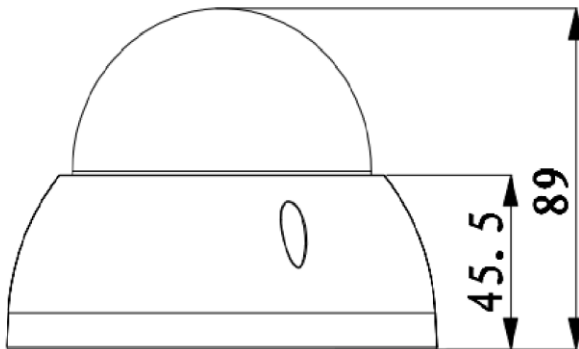
6.0 MEGAPIXEL NETWORK VANDAL FISH EYE CAMERA IPC-EBW8600

- 6.0 Megapixel
- 1/2" 6M Sony Exmor CMOS
- Power Over Ethernet (PoE)
- Day / Night With IR Cut
- Digital WDR
- IP67 Weather proof
- Power Input: 12v DC, POE <11W
- Size: $\Phi 150\text{mm} \times 54\text{mm}$



Typical camera – Ground floor Elevations

Dimensions (mm)



Basement Camera



Existing warning notice



Existing warning notice

Delegated Report		Analysis sheet		Expiry Date:		29/09/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		19/10/2015	
Officer				Application Number			
Hugh Miller				2015/4467/P			
Application Address				Drawing Numbers			
41 Chester Terrace London NW1 4ND				See draft decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Details of CCTV cameras pursuant to Condition 7 (new security cameras method of fixing) of planning permission (ref. 2014/4977/P granted 10/12/2014) for conversion from 2 x houses to form single dwellinghouse.							
Recommendation:		Grant approval of details					
Application Type:		Approval of Details					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	Site Notice displayed 01/10/2015, expired 22/10/2015. Press Notice displayed 28/9/2015, expired 19/10/2015.					
CAAC comments:	<p><u>Primrose Hill CAAC: - Objection</u></p> <ol style="list-style-type: none"> 1. Object to the proposed locations of cameras no. 6 (north), 9 and 10 (south), which interrupt the plane areas of walls adjacent to the engaged columns also at prominent corners. 2. Concern about the locations of cameras (nos. 07 & 08) below a horizontal detail. 3. Concern that warning notices informing the public of the operation of CCTV cameras will have an impact on the Listed Buildings. <p>Officer Comments:</p> <ol style="list-style-type: none"> 1. <i>During the course of the application, the applicant revised the proposal to relocate the CCTV cameras, replaced their design and sizes and reduced the numbers from 10 to the previous 5 cameras as originally approved. The submitted manufacturer's specification shows the design of the proposed cameras, including their dimensions of 150 x 54mm (ground floor level) and (122mm x 89mm – basement level). The 150 x 54mm cameras are much flatter in profile and would be less obtrusive.</i> 2. <i>Northern elevation - 1 CCTV camera set below 1st floor balcony is proposed. This would be as far back to the façade as possible to minimise its impact on the appearance of the building. On the southern elevation, 1 camera would be retained and 1 has been removed (nos. 9 & 10). On the western elevation, 1 camera would be located below 1st floor balcony and 1 camera has been removed. On the Eastern elevation, 2 cameras would be located on the rear face of the column.</i> 3. <i>No new warning notices are proposed as there is an existing notice located on the boundary railings adjacent to the road name plate.</i> 					

Site Description

The application site is a four storey plus basement level end-of-terrace property(41 & 42 combined circa 2013, see references below in relevant history section), by John Nash, dated c1825 with a good sized garden space on the side on the western side of Chester Terrace in the Regent's Park Conservation Area. The application property is part of a symmetrical composition of stucco Grand Palace style terrace comprising 37 houses and 5 semi-detached houses.

Relevant History

2014/4977/P – Planning permission granted - 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: Decision Date 10/12/2014 and subject to conditions:

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.

2014/1872/P & 2014/1938/L: PP & LBC Granted for Construction of a single storey basement extension adjacent to the existing property and within the grounds of the garden. Construction of a subterranean link between the new basement and the existing basement, all in connection with the existing residential dwelling. Decision Date: 29/04/2014.

2013/1426/P & 2013/1888/L: PP & LBC Granted for Excavation of vaults at basement level and other internal and external alterations in connection with the conversion of two houses to form a single family dwelling (Class C3). Decision Date: 12/06/2013.

2009/2957/L: LBC granted for the removal and replacement of existing window at basement level with single glazed French window of matching width. Decision Date: 25/09/2009.

9401891 & 9470374: PP & LBC Granted for The erection of infill extension in the basement well. Decision Date: 26/05/1995.

8870369: LBC Granted for Alterations of internal partition walls on the basement, ground, first, second and third floors. Decision Date: 29/11/1988.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Supplementary Planning Policies

Camden Planning Guidance 2016

CPG 1 – Design

CPG6 - Amenity

Regent's Park Conservation Area Appraisal 2011

The London Plan (2016)

The National Planning Policy Framework 2012

Assessment

1.0 Background

1.1 As noted in the history section above, planning permission and associated listed building consent were previously granted in July 2013 and following amendments granted under planning permission in December 2014, Condition 7 was attached which reads as follows:

- 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.

2.0 Design

Security cameras & installation

2.1 During the course of the assessment, the applicant revised the proposal to relocate the CCTV cameras, replace their design and sizes also to reduce the numbers from 10 to the previous 5 cameras as originally approved.

2.2 The submitted manufacturer's specification shows the design of the proposed cameras, including their dimensions of 150 x 54mm (ground floor level) and (122mm x89mm – basement level). As noted above, since the CAAC sent in their comments, the proposal has been revised. Of the three cameras they objected to, two have been relocated or removed. One remains in the original location on the south elevation, which would be more visible than the others, however the cameras are now the minimum size possible, the most appropriate setting and will be powder coated to match the cream render of the building. The camera on the

southern elevation will be located in line with the ground floor decorative stucco string course and as such it is considered that its size and setting combined would be low enough not to be visually obtrusive from the public sphere. Given the design and size of the cameras they are considered acceptable in their method of fixing, setting and design terms. It is also worth noting that the applicants have, during the course of the CCTV negotiations, removed existing highly visible CCTV's mounted on the east elevation.

2.3 Unlike the neighbouring buildings, it is considered that the CCTV cameras would not impact negatively on the appearance of the host building or harm the conservation area. Moreover it is considered the details for the CCTV demonstrate satisfactorily that the design of the fixtures will not be detriment to the character of the premises and area while also providing a safe and secure environment.

2.4 It is considered the information provided is sufficient to discharge the condition.

3.0 Recommendation

3.1 Grant Approval of Details.

DISCLAIMER

The decision to refer an application to Development Control Committee lies with the Executive Director of Supporting Communities. Nominated members will advise whether they consider this application should be reported to the Development Control Committee on Monday 27th June 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mrs Sally Liptrot mada kaiser
MMM Architects Ltd
The Banking Hall
26 Maida Vale
London
W9 1RS

Application Ref: **2015/4467/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

15 June 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
41 Chester Terrace
London
NW1 4ND

DECISION

Proposal: Approval of details relating to conditions 7 (new security cameras method of fixing) of planning permission (ref. 2014/4977/P granted 10/12/2014) for conversion from 2x houses to form single dwellinghouse.

Drawing Nos: PL_2_02 RevC; PL_2_03 RevC; PL_2_04 RevC; PL_2_05 RevC; GA_1_02 RevE.

The Council has considered your application and decided to grant permission.

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>

Director of Supporting Communities



Yours faithfully

Director of Supporting Communities

DRAFT

DECISION