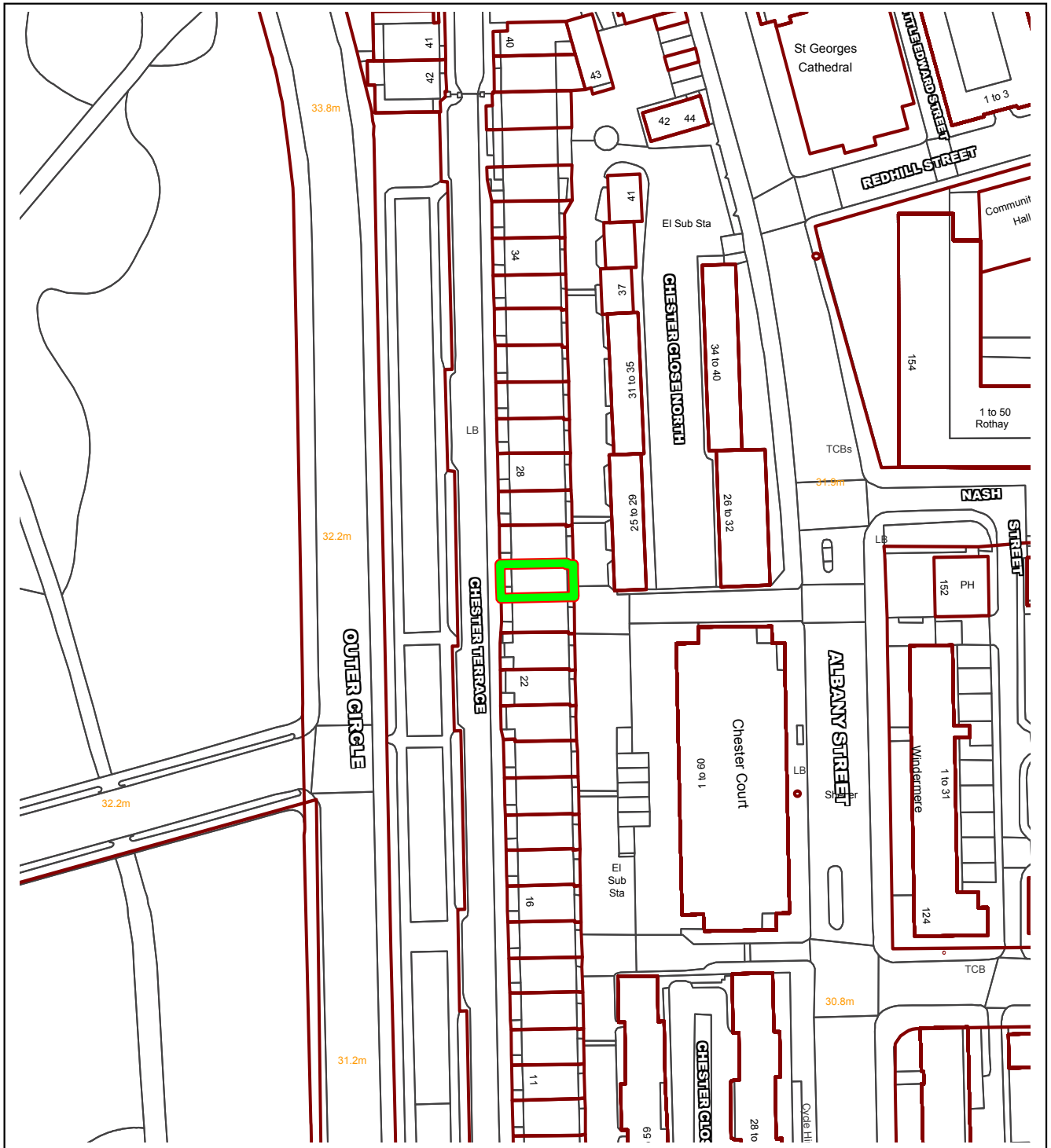


25 Chester Terrace (2016/2103/P & 2016/2745/L)



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Photo 1: Wider terrace looking North



Photo 2: Wider terrace looking south



Photo 3: Host building



Photo 4: Front lightwell view 1



Photo 5: Front lightwell view 2



Photo 6: Rear elevation



Photo 7: Rear elevation

Delegated Report (Members Briefing)		Analysis sheet N/A / attached	Expiry Date: 14/07/2016
			Consultation Expiry Date: 16/06/2016
Officer		Application Number(s)	
Laura Hazelton		i) 2016/2103/P ii) 2016/2745/L	
Application Address		Drawing Numbers	
25 Chester Terrace London NW1 4ND		Please refer to draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s)			
i) Creation of roof terrace within the roofslope; installation of 1 x AC unit at roof level; and replacement of rear single-glazed sash windows with matching double-glazed windows.			
ii) Creation of roof terrace within the roofslope; installation of staircase from third floor to roof terrace; internal alterations; installation of AC unit in front centre pavement vault; and replacement of rear single-glazed sash windows with matching slimline double-glazed windows.			
Recommendation(s):		i) Grant planning permission ii) Grant listed building consent	
Application Type:		i) Full Planning Permission ii) Listed Building Consent	

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		

Summary of consultation responses:	<p>The application was also advertised in the local press on 26/05/2015 (expiring 16/06/2016) and a site notice was displayed outside the site between 25/05/2016 and 15/06/2016.</p> <p>No objections were received from neighbouring occupants.</p>
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<p>CAAC/Local groups* comments: *Please Specify</p>	<p>The Regent's Park Conservation Area Advisory Committee (CAAC) objected on the following grounds:</p> <ul style="list-style-type: none"> The degree of demolition at the lower ground floor, which is harmful to the original plan of the building which survives in the later reconstruction, and to the hierarchy of spaces in the house. The principle of the installation of air conditioning in houses of this type. <p>No objection to the principle of the roof terrace, provided the line of the roof ridge, its height, forms and materials are consistent with the rest of the terrace.</p> <p><i>Officer Response</i></p> <ul style="list-style-type: none"> <i>Following bomb damage, the interiors of the whole terrace were radically altered and none of the current floor plan or fabric is considered original. The proposed changes to the plan form are limited and sensitive to the hierarchy of spaces within the building. The Council's Conservation Officer has assessed the proposals and has no objections.</i> <i>The AC unit would be relatively discreet, set within the existing roofslope and screened from view. A Noise Impact Assessment submitted with the application demonstrates that it would comply with Camden's noise standards and is therefore considered acceptable.</i>
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Site Description

The application site is occupied by a 4 storey with basement terraced property on the eastern side of Chester Terrace overlooking Regents Park. The property is in use a single dwellinghouse and the surrounding area is characterised by residential properties.

The building is Grade I listed and sits within the Regents Park Conservation Area. It was originally built by John Nash in 1925, but following extensive bomb damage in WWII, the original floor layouts of the whole terrace have been altered and refurbished. The facades of the terrace are relatively intact in their original design.

Planning permission has been granted for roof terraces at a number of properties along the terrace (see history section below).

Relevant History

There are no planning records for application site.

History of roof terraces on surrounding terrace

No.40 - 2016/1104/P & 2016/1226/L - Creation of a roof terrace and conversion of the garage into habitable space. Internal layout alterations and external glazing alterations. Granted 31/05/2016

No.5 - 2015/0193/P & 2015/0645/L - Erection of a roof terrace with a rooflight and three cooling condenser units at roof level, two cooling condenser units at lower ground floor level, new garage door and new railings to the rear of the property.

Granted 26/05/2015.

No.10 - 2014/7481/P & 2014/7510/L - Creation of roof terrace at roof level. Granted 23/02/2015

No.33 – 2014/6252/P & 2014/6783/L - Excavation of basement vaults with associated alterations, creation of roof terrace with associated access glass roof and 2x skylights. Granted 31/03/2015.

No.35 - 2014/5799/P & 2014/6051/L - Proposed basement enlargement, and creation of a roof terrace in connection with existing use as a dwelling house (Class C3). Granted 23/01/2015

No.2 – 2014/2353/P & 2014/2486/L - Erection of an inset roof terrace, glazed enclosed lower ground floor courtyard, creation of plant room at lower ground floor level and alterations to fenestration. Granted 21/05/2014.

No.3 - 2013/8283/P & 2014/0240/L - Formation of inset roof area to accommodate plant equipment concealed behind existing roof slopes, and replacement of rear windows & door at basement & ground floor levels with new doors. Granted 11/03/2014.

No.13 – 2013/5583/P & 2013/5664/L - Alteration to roof level including the lowering of the centre section to accommodate a roof terrace, replacement of existing front dormer windows, replacement of louvre with window to front basement level, replacement of existing rear window at ground floor level, new plant to front lightwell, and new boiler flues to rear elevation at basement level to dwelling house (Class C3). Granted 24/03/2014.

No.8 – 2013/5005/P & 2013/5056/L - Internal and external alterations to dwelling house (Class C3) to include lowering the floor level to existing vaults for the storage of mechanical plant, creation of a new roof terrace to the middle of the roof, and replacement of existing glazing to the rear with double glazing. Granted 12/03/2014.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

LDF 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

DP28 Noise and vibration

Regent's Park Conservation Area Appraisal (2011)

Camden Planning Guidance (2011)

CGP1 Design

CPG 6 Amenity

Assessment

1.0 Proposal

1.1 Planning permission is sought for:

- Creation of a sunken roof terrace within the existing roof slope;
- Installation of 3 x AC units at roof level;
- Internal alterations and refurbishment;
- Replacement of the rear windows with timber-framed slimline double-glazed windows.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact of the proposal on the special interest of the host Listed Building and the character and appearance of the Regent's Park Conservation Area); and
- Amenity (the impact of the proposal on the amenity of the adjoining occupiers).

3.0 Design

3.1 Roof terrace

3.2 Policy CS14 aims to ensure the highest design standards from developments. Policy DP24 also states that the Council will require all development, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building. Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.

3.3 CPG1 (Design) provides further guidance relating to roofs, terraces and balconies (chapter 5). It states that roof alterations are likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape; where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form; or where there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm (paragraph 5.7).

3.4 Specific guidance is provided in relation to balconies and terraces, which states that they should form an integral element in the design of elevations. A terrace provided at roof level should be set back behind the slope of a pitched roof or behind a parapet on a flat roof. It should not result in the parapet height being altered; and any handrails should be well set back behind the line of the roof slope, and be invisible from the ground (paragraph 5.25)

3.5 The proposed roof terrace would be similar to other roof terraces approved along the surrounding terrace and is considered acceptable in principle. The terrace would be sunk into the existing roof slope, set back 4m from the front elevation behind the existing roof ridge and 3.3m from the rear elevation behind the existing parapet. The terrace would not be visible from ground level and would result in limited visual impact to the roofline. The roof terrace would include a raised box rooflight above the new access staircase, two walk-on skylights, seating and planters. These structures would not be higher than the existing roof ridge and would not be visible from ground level or from longer views along Chester Terrace. The alterations are therefore not considered to harm the character or historical significance of the listed building or surrounding listed terrace.

3.6 Alterations to rear fenestration

3.7 CPG1 (Design) states that where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like for like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening (paragraph 4.7).

3.8 The original rear fenestration pattern was altered in the 1960s. Although the existing windows are mostly traditional timber sashes, their proportions and detailing are not consistent with the original Regency date of the terrace. The rear elevation fenestration has been significantly altered since, particularly over the lower floors, with most of the windows in a 1/1 configuration. The proposed windows would be timber-framed sash windows within the existing window frames with the same glazing bars, but would replace the existing single glazing with slimline double glazing. Given the modified character of the rear elevation, and the reconstructed character of the entire rear of the terrace, the replacement windows are not considered to harm the special architectural or historic interest of the listed building, and are therefore considered to be acceptable.

3.9 Internal alterations

3.10 The Louis de Soissons 20th century reconstruction of much of much of John Nash's terraces in Regent's Park is well documented. The dilapidated and bomb damaged interiors were radically swept away and replaced with an altered floor plan to accommodate offices and later lifts to each building. None of the current floor plan or fabric is considered original.

3.11 The proposed changes to the plan form are limited, and are considered to be sensitive to the hierarchy of spaces within the building. The proposed internal alterations would not result in the loss of any historic fabric. As a result the proposed alterations are not considered to adversely affect the significance of the historic building.

4.0 Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides further specific guidance with regards to privacy and outlook.

4.2 The terrace would be sunk down 1.8m behind the roof ridge, and 2.3m below the party wall between the neighbouring buildings. The proposal is unlikely to result in overlooking between neighbouring properties nor impact the existing daylight/sunlight levels or outlook from neighbouring properties.

4.3 The applicant has submitted a Noise Impact Assessment (NIA) in support of the application which includes calculations of predicted noise levels following the installation of the proposed air conditioning units.

4.4 The closest noise sensitive windows are the rear windows of adjoining neighbour no.26, approximately 5m away. The NIA demonstrates that the units would comply with Camden's standards for 24 hour use, following the installation of noise mitigation screening.

4.5 The Council's Environmental Health Officer has assessed the submitted NIA and does not object to the

application. Approval would be granted subject to the standard condition that external noise levels emitted from the proposed plant equipment shall be lower than the lowest background noise level by at least 5dBA (or 10dBA if the noise is tonal) at the nearest and/or most affected noise sensitive premises; and the condition that the noise mitigation screens are installed prior to the first use of the units in accordance with the recommendations made in the NIA.

5.0 Conclusion

5.1 On balance, the proposals are considered to preserve and enhance the special character of the host Grade I Listed Building and wider Regents Park Conservation Area, and are considered acceptable.

5.2 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.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

5.3 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

6.0 Recommendation

6.1 Grant planning permission and Listed Building Consent.

Disclaimer

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Gartner Lewin
10-12 Perrins Court
Hampstead
London
NW31QS

Application Ref: **2016/2745/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

29 June 2016

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 Chester Terrace
London
NW1 4ND

DECISION

Proposal:

Creation of roof terrace within the roofslope; internal alterations including installation of staircase from third floor to roof terrace; installation of 1 x AC unit at roof level; and replacement of rear single-glazed sash windows with matching double-glazed windows.

Drawing Nos: P 1027-GL000; P1029-GL-001; P1029-GL-100; P1029-GL-101; P1029-GL-102; P1029-GL-103; P1029-GL-104; P1029-GL-105; P1027-GL106; P1029-GL-107; P1029-GL-108; P1029-GL-109; P1029-GL-110; P1029-GL-111; P1027-GL112; 1027-GL113; P1027-GL114; P1027-GL115; P1029-GL-200; P1029-GL-201; P1029-GL-202; P1029-GL-203; P1029-GL-204; P1029-GL-300; P1029-GL-301; P1029-GL-302; P1029-GL-303; P1029-GL-304; P1029-GL-305; P1027-GL306; P1029-GL-307; P1029-GL-308; P1029-GL-309; P1029-GL-310; P1029-GL-311; P1027-GL312; P1027-GL313; P1027-GL314; P1027-GL345; P1029-GL-400; P1029-GL-401; P1029-GL-800; P1029-GL-801; P1029-GL-802; P1029-GL-803; P1029-GL-804; P1029-GL-805; P1029-GL-806; P-1027-GL807; P1027-GL808; P1027-GL809; P1027-GL810; P1027-GL811; P1027-GL812; P1027-GL813 Rev.04; P1029-GL-900; P1029-GL-901; P1029-GL-902; P1029-GL-903; P1029-GL-904; P1029-GL-905; P1029-GL-906; P1029-GL-907; P1029-GL-908; P1029-GL-909; P1029-GL-910; P1029-GL-911; P1029-GL-912; P1029-GL-913; P1029-GL-914; P1029-GL-915; P1029-GL-916; P1029-GL-917; P1029-GL-918; P1029-GL-919; P1029-

Executive Director Supporting Communities



GL-920; Design & Access Statement dated April 2016; Noise Impact Assessment ref: 11033-NIA-02-RevA dated 28 June 2016; Acoustic Enclosure Panel data sheet E60C; Acoustic Louvre data sheet L70D; Structural Engineers Report dated 20 May 2016; Heritage Statement dated April 2016

The Council has considered your application and decided to grant 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) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

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.

Informative(s):

1

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

DRAFT

DECISION

Mrs Lewinsohn
Gartner Lewin
10-12 Perrins Court
Hampstead
London
NW31QS

Application Ref: **2016/2103/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

DRAFT

29 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
25 Chester Terrace
London
NW1 4ND

DECISION

Proposal:

Creation of roof terrace within the roofslope; installation of 1 x AC unit at roof level; and replacement of rear single-glazed sash windows with matching double-glazed windows.

Drawing Nos: P 1027-GL000; P1029-GL-001; P1029-GL-100; P1029-GL-101; P1029-GL-102; P1029-GL-103; P1029-GL-104; P1029-GL-105; P1027-GL106; P1029-GL-107; P1029-GL-108; P1029-GL-109; P1029-GL-110; P1029-GL-111; P1027-GL112; 1027-GL113; P1027-GL114; P1027-GL115; P1029-GL-200; P1029-GL-201; P1029-GL-202; P1029-GL-203; P1029-GL-204; P1029-GL-300; P1029-GL-301; P1029-GL-302; P1029-GL-303; P1029-GL-304; P1029-GL-305; P1027-GL306; P1029-GL-307; P1029-GL-308; P1029-GL-309; P1029-GL-310; P1029-GL-311; P1027-GL312; P1027-GL313; P1027-GL314; P1027-GL345; P1029-GL-400; P1029-GL-401; P1029-GL-800; P1029-GL-801; P1029-GL-802; P1029-GL-803; P1029-GL-804; P1029-GL-805; P1029-GL-806; P-1027-GL807; P1027-GL808; P1027-GL809; P1027-GL810; P1027-GL811; P1027-GL812; P1027-GL813 Rev.04; P1029-GL-900; P1029-GL-901; P1029-GL-902; P1029-GL-903; P1029-GL-904; P1029-GL-905; P1029-GL-906; P1029-GL-907; P1029-GL-908; P1029-GL-909; P1029-GL-910; P1029-GL-911; P1029-GL-912; P1029-GL-913; P1029-GL-914; P1029-GL-915; P1029-GL-916; P1029-GL-917; P1029-GL-918; P1029-GL-919; P1029-GL-920; Design & Access Statement dated April 2016; Noise Impact Assessment ref:

Executive Director Supporting Communities



11033-NIA-02-RevA dated 28 June 2016; Acoustic Enclosure Panel data sheet E60C; Acoustic Louvre data sheet L70D; Structural Engineers Report dated 20 May 2016; Heritage Statement dated April 2016.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: P 1027-GL000; P1029-GL-001; P1029-GL-100; P1029-GL-101; P1029-GL-102; P1029-GL-103; P1029-GL-104; P1029-GL-105; P1027-GL106; P1029-GL-107; P1029-GL-108; P1029-GL-109; P1029-GL-110; P1029-GL-111; P1027-GL112; 1027-GL113; P1027-GL114; P1027-GL115; P1029-GL-200; P1029-GL-201; P1029-GL-202; P1029-GL-203; P1029-GL-204; P1029-GL-300; P1029-GL-301; P1029-GL-302; P1029-GL-303; P1029-GL-304; P1029-GL-305; P1027-GL306; P1029-GL-307; P1029-GL-308; P1029-GL-309; P1029-GL-310; P1029-GL-311; P1027-GL312; P1027-GL313; P1027-GL314; P1027-GL345; P1029-GL-400; P1029-GL-401; P1029-GL-800; P1029-GL-801; P1029-GL-802; P1029-GL-803; P1029-GL-804; P1029-GL-805; P1029-GL-806; P-1027-GL807; P1027-GL808; P1027-GL809; P1027-GL810; P1027-GL811; P1027-GL812; P1027-GL813 Rev.04; P1029-GL-900; P1029-GL-901; P1029-GL-902; P1029-GL-903; P1029-GL-904; P1029-GL-905; P1029-GL-906; P1029-GL-907; P1029-GL-908; P1029-GL-909; P1029-GL-910; P1029-GL-911; P1029-GL-912; P1029-GL-913; P1029-GL-914; P1029-GL-915; P1029-GL-916; P1029-GL-917; P1029-GL-918; P1029-GL-919; P1029-GL-920; Design & Access Statement dated April 2016; Noise Impact Assessment ref: 11033-NIA-02-RevA dated 28 June 2016; Acoustic Enclosure Panel data sheet E60C; Acoustic Louvre data sheet L70D; Structural Engineers Report dated 20 May 2016; Heritage Statement dated April 2016.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Before the first use of the AC unit hereby approved, the acoustic louvre shall be installed in accordance with recommendations made in Noise Impact Assessment ref: 11033-NIA-02-RevA dated 28 June 2016. The louvre shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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>

Yours faithfully

Executive Director Supporting Communities

DRAFT

DECISION