

Mr. Theo Manzaroli
Purcell LLP
15 Bermondsey Square
London
SE1 3UN

Application Ref: **2016/0307/L**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

23 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
28 Chester Terrace
London
NW1 4ND

Proposal:

External and internal alterations including replacement of existing roof structure, creation of roof terrace, installation of 2 no. floor mounted air conditioning units, timber louvre screen, glass enclosure and lift over run on the roof, new clay chimney pots, lowering of lower ground vault floor under the pavement with new openings to create additional non-habitable storage space, installation of timber glazed screen and door under the front entrance steps within front lighwell, replacement of timber sash single pane windows with timber sash double glazed windows at ground, first and second floors on the rear elevation, replacement of CCTV cameras and replacement lighting on the front and rear elevations, internal alterations including replacement and reconfiguration of walls and partitions, replacement of staircase from second to third floor level and extension from third floor to roof level, replacement of doors, cornices, and flooring to all floors of the existing single family dwelling.

Drawing Nos: Site location plan (001); 002; 100; 101; 106; 107; 108; 200A; 201C; 202A; 203A; 204C; 206C; 207A; 208B; 209C; 210B; Plant Noise Assessment produced by CSG Acoustics dated 18th December 2015.



The Council has considered your application and decided to grant Listed Building Consent 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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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, and/or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

c) A labelled plan of all floor finishes to be replaced, with photos of the existing finish and proposed plan drawings and illustration of new materials.

d) Drawings or samples of all new architectural details including 1:2 scale of all new joinery and boxing for services, skirting, cornicing and other decorative mouldings, including photos of any existing to be removed clearly marked on a floor plan (other than where reinstatement is a repair to existing, which should be undertaken on a like for like basis in accordance with the approved drawings).

e) Plan, elevation and section drawings including details of the colour of the new lightwell screen entrance beneath the front door bridge at a scale of 1:10.

f) Plan, elevation and section drawings of works to the front vaults at a scale of 1:10, with a method statement for replacement of the floor slab.

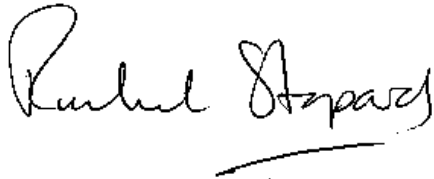
The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

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
Executive Director Supporting Communities