

Mr John Seifert
5 Chester Terrace
London
NW14ND

Application Ref: **2016/6348/P**
Please ask for: **Catherine Bond**
Telephone: 020 7974 **2669**

17 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Chester Terrace
London
NW1 4ND

Proposal:
Replacement of modern railings at rear of property with railings in a traditional style, plus reconfiguration of existing staircase linking ground and basement levels.
Drawing Nos: Site Location Plan; SA 0815/901; SA0815/902; SA 0815/907; Design and Access & Heritage Statement.

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 policy DP24 [and DP25 if in CA] 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 ref Site Location Plan; SA 0815/901; SA0815/902; SA 0815/907; Design and Access & Heritage Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The application property is a grade I listed Nash townhouse situated in the Regent's Park Conservation Area. Although the front of the terrace is historic, dating from the early 19th century, the back of the terrace was completely rebuilt in the 1960s to the designs of Louis de Soissons. The rear elevation faces a service road, with only a modest lightwell as an amenity space. This lightwell is bounded by a modern steel railing of a somewhat utilitarian nature.

It is proposed to replace the existing railing in its entirety, with a black-painted metal railing of a design in keeping with the historic period of the property. The railing stanchions will be individually planted into a stone plinth and the finials will match the design of the arrowhead finials on the historic railings at the front of the terrace, which are a characteristic of Nash's Regent's Park. The works will include a gate, which will match the railings, and will access the reconfigured steps to the rear lightwell.

The works are considered to preserve and enhance the character and appearance of the conservation area, as well as improving the setting of the listed building and its neighbours. There will be no amenity impacts on neighbouring properties arising from the works.

Public consultation was undertaken by means of a site notice and press notice, but no responses were received. Historic England was consulted, and responded by letter dated 14 December 2016 authorising the Council to determine the application using its in-house expertise. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the setting of the listed building and its features of special architectural or historic interest under s.66,

and of preserving and enhancing the character and 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.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 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, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).
- 3 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], 5 Pancras Square, London N1C 4AG (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.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL

payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

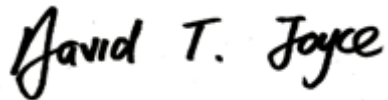
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities