

Mr John Seifert  
5 Chester Terrace  
London  
NW14ND

Application Ref: **2016/6634/L**  
Please ask for: **Catherine Bond**  
Telephone: 020 7974 **2669**

17 February 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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:

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.

#### Informative(s):

- 1 Reasons for granting listed building consent:

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, which will access the already consented 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.

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 listed building

and its features of special architectural or historic interest, under s.16, of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

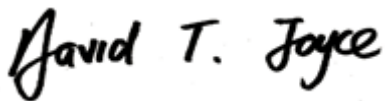
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of 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).

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