

APPENDIX 5.4 – LETTER TO CONSERVATION AREA ADVISORY COMMITTEE



Mr Richard Simpson (Chair)  
Regents Park CAAC  
111 Albert Street  
London NW1 7NB

10<sup>th</sup> May 2017

Dear Mr Simpson

**Re: 36-37 Chester Terrace, London NW1**

I write on behalf of the owner of 36-37 Chester Terrace to advise that an application for planning permission and listed building consent will be submitted shortly to the Borough of Camden for proposed refurbishment of the property.

As you will know, the property is in the Crown Estate and part of a grade-I listed terrace dating from c1825 by John Nash, and within the Regent's Park Conservation Area. The terraces, including Nos. 36 & 37, were substantially rebuilt behind retained facades in the 1960s following war damage and neglect. 36-37 Chester Terrace is a private residence set over 5 storeys, from lower ground, which is street level at the rear, to third floor, with vaults at lower ground below the front pavement and a terrace at roof level. The residence comprises two adjoining terraced properties that were unified following the award of planning and listed building consent in 2009. Alterations to the interior fabric were also undertaken as part of this consent, prior to our clients' purchase of the property.

The proposals comprise changes to the lower ground through to the second floor and replacement of detailing including joinery, trim, and internal doors to the lower ground through to the third floor. The proposal also includes the lowering of the lower ground floor slab (underside of the slab to lower by approximately 230mm) and the associated changes to some light well areas. No substantial external alterations or extensions are proposed.

We enclose draft copies of the following drawings:

- PL-01 Site Location Plan (Scale 1:1250);
- PL-02 – PL-12, PL-15 Existing & Proposed Plans, including reference photographs of interiors
- PL-17 – PL-20 Existing & Proposed Elevations
- PL-21 – PL-24 Existing & Proposed Sections

Additional documents will be submitted to Camden and will be available on their Planning Applications webpage. These will include:

- Additional drawings: Architectural Details, Room Elevations, and Evolution of Plan Layouts

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- Planning Report with Design and Access Statement including Schedule of Works & Impact Assessment with Photographs
- Structural Report
- Heritage Report

We would like to invite yourself or another representative of the Conservation Area Appraisal Committee to contact myself or my colleague, Zuber Debar, Director, with any questions, comments, or concerns. We can be contacted at Stanhope Gate Architecture on 020 7451 0955 or at [MKaye@stanhopegate.co.uk](mailto:MKaye@stanhopegate.co.uk) and [ZDebar@stanhopegate.co.uk](mailto:ZDebar@stanhopegate.co.uk), respectively. We look forward to your reply to discuss the proposals.

Yours sincerely

**Meredith Kaye**  
Architectural Designer

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