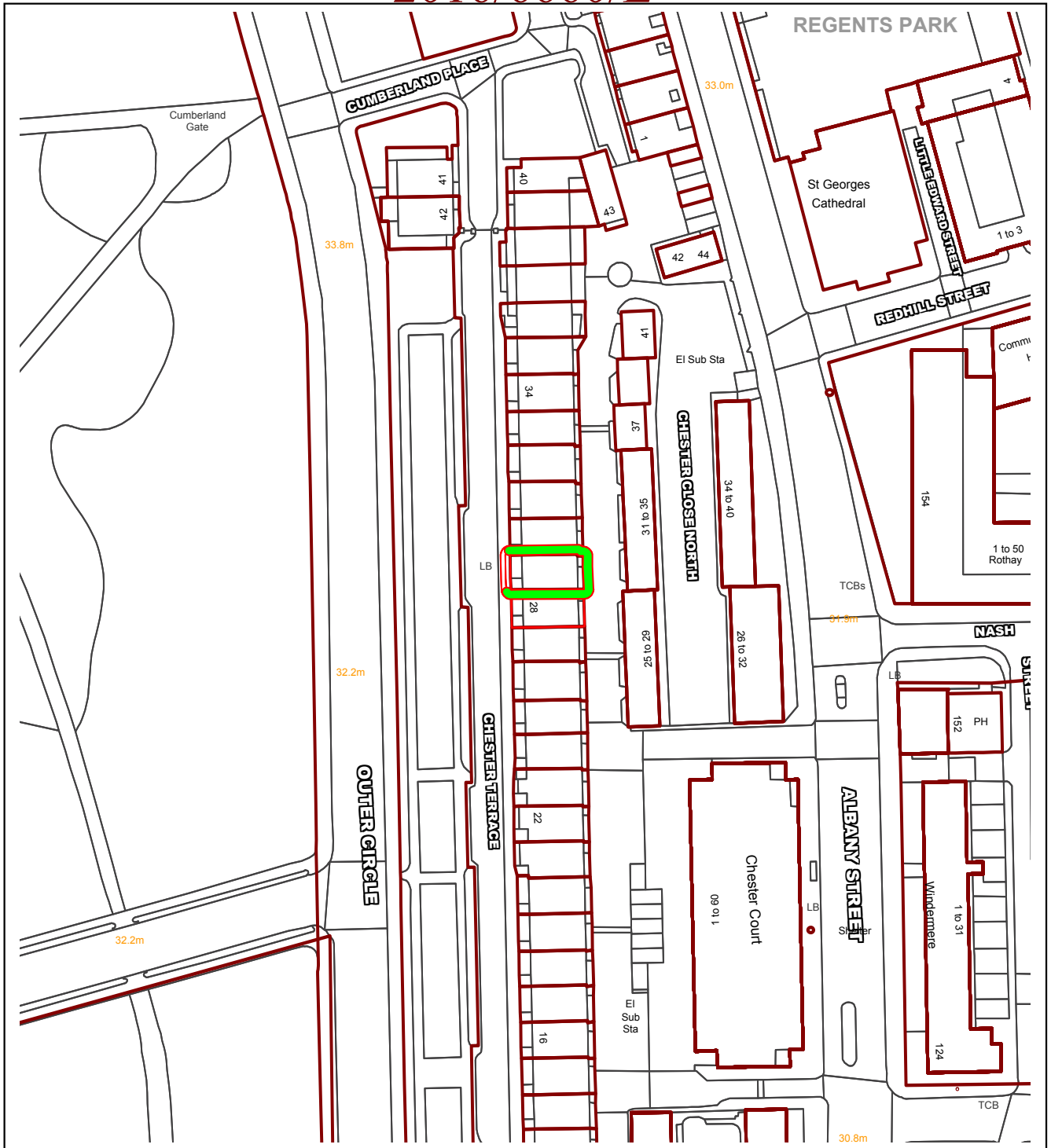


# 28 Chester Terrace, NW1 4ND 2016/6660/L



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Photo 1: Front elevation of no. 28 Chester Terrace

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>30/01/2017</b>
<b>(Members' Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>	<b>15/12/2016</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Elaine Quigley			2016/6660/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
28 Chester Terrace London NW1 4ND			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Detailed drawings of new joinery and boxing for services, cornicing and other decorative mouldings as required by condition 4d (partial discharge) of listed building consent (2016/0307/L) dated 23/08/2016 in connection with various external and internal alterations.					
<b>Recommendation(s):</b>		Grant permission and discharge condition			
<b>Application Type:</b>		Approval of Details (Listed Building)			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	None required					
<b>CAAC comments:</b>	<p><b>Regent's Park CAAC – objects</b></p> <p>While we recognize that much of this work is removable, and would not harm the Listed Building permanently, nonetheless it would harm it while it is in place: there is no guarantee that it would be removed, in which case the harm would be long-term.</p> <p><i>Officer comment: See paragraphs 2.4- 2.5 of assessment section of the report</i></p> <p>The details proposed are generally inappropriate to the character of the Listed Building, distorting the hierarchy of its spaces, the proportions of the rooms, and of door-openings, for example. The addition of panelling and mouldings to the media room in the basement harms the subservient character of the rooms at this level in the building. The doors to the cupboard and to the lobby screen in the entrance lobby are inappropriate in their proportions and distort the proportions of this important space in the entrance to the Listed Building. The proportions of the panelling to the entrance level front room, including the door panels, are seriously inappropriate, again distorting the proportions of this important room in the sequence of spaces in the building</p> <p><i>Officer comment: See paragraph 2.4 of assessment section of report</i></p>					

## Site Description

The application site is located on the east side of Chester Terrace. No 28 Chester Terrace is a mid-terrace 3 storey house with basement and attic accommodation that lies to the west of Chester Close North. Following damage in WWII, the terrace was subject to major refurbishment works behind the facades in 1966 by the Louis de Soissons Partnership. The result is that the main staircase seems to be the only original feature remaining.

Chester Terrace is the longest of Nash's grand stucco terraces that form a backdrop for Regent's Park. The terrace is set back from the Outer Circle and framed by projecting pavilion blocks at each end, linked to the main façade by triumphal arches that span the private drive. The rhythm of the façade is modulated by alternating groups of free-standing or attached Corinthian columns with double attic storeys above the cornice.

Chester Terrace was rebuilt in 1966 after war damage – as 42 houses behind the restored original façade by the Louis de Soissons Partnership. They are all Grade I listed buildings. Although some of the original spirit was carried over it was not a scholarly reconstruction – a more 'modern' 1960's interpretation prevailed - the internal layout was significantly altered, lifts installed to all houses, and the rebuilt structure includes reinforced concrete floors. Notwithstanding this, key elements, such as the plan form, proportions of internal spaces and volumes, and the hierarchy of these spaces and volumes in the building were retained, and constitute important elements of the significance of the Listed Building.

The building is Grade I listed building and the site is located in Regents Park Conservation Area.

## Relevant History

### Original permission

Planning permission (ref 2015/7195/P) and listed building consent (2016/0307/L) were **granted** on 23/08/2016 for alterations including replacement of existing roof structure, creation of roof terrace, installation of 2 floor mounted air conditioning units, timber louvre screen, glass enclosure and lift over run on the roof, new 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 of the single family dwelling.

As part of the listed building consent condition 4 was attached requiring details of (a) all new doors (b) all new windows (c) all floor finishes to be replaced (d) all new joinery and boxing for services, skirting, cornicing and other decorative mouldings (e) new lightwell screen entrance beneath the front door bridge (f) front vaults

### Condition 4(a) and 4(d) (skirting's only) (2016/5927/L)

Drawings of doors and architectural details, as required by conditions 4(a) and 4(d) (skirting's only) of Listed Building Consent ref 2016/0307/L, dated 23/08/2016, for external and internal alterations was granted and discharged on 24/03/2017

### Condition 4(b) (2016/6659/L)

Details of drawings of all new windows with typical glazing bars as required by condition 4b of listed building consent (2016/0307/L) dated 23/08/2016 in connection with various external and internal alterations was granted and discharged on 13/02/2017.

### Condition 4(c) (2016/5448/L)

Detailed plan of floor finishes, as required by condition 4(c) of Listed Building Consent ref 2016/0307/L (dated 23/08/2016) for internal and external alterations to the existing single family dwelling was granted and discharged on 24/03/2017.

**Condition 4(f) (2016/5296/L)**

Details of works to the front vaults, as required by condition 4(f) of Listed Building Consent ref 2016/0307/L (dated 23/08/2016) was granted and discharged on 07/03/2017.

**Condition 4(e) (2016/6662/L)**

Details of new lightwell screen entrance as required by condition 4e of listed building consent (2016/0307/L) dated 23/08/2016 in connection with various external and internal alterations was granted and discharged on 09/03/2017.

**Relevant policies**

**National Planning Policy Framework (2012)**

**London Plan 2016**

**LDF Core Strategy and Development Policies**

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

**Camden Planning Guidance**

CPG1 Design (2015)

Regent's Park Conservation Area Management Strategy 2011

**Camden Local Plan Submission Draft 2016**

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

D2 Heritage

## Assessment

### 1.0 Proposal

1.1 Listed building consent is sought for approval of details of all new joinery and boxing for services, cornicing and other decorative mouldings as part of condition 4(d) of listed building consent (2016/0307/L).

### Parent permission

1.2 The original listed building consent (ref 2016/0307/L) granted consent for, amongst other works, replacement of modern timber and plaster decorative finishes (coving, skirting, friezes, etc.) and plasterboard ceilings, and the addition of some new decorative panelling, subject to approval of details by condition.

1.3 The Regent's Park CAAC originally objected to the replacement and reconfiguration of the walls and partitions as they considered that it would result in the destruction of the original plan layout at lower ground, ground, and first floor. However they did not raise concern about the principle of replacement of cornices and mouldings.

### 2.0 Assessment

2.1 The main issues relating to the proposal are

- Impact on the architectural fabric of the listed building

#### Impact on the architectural fabric of the listed building

2.2 Details have been submitted to discharge Condition 4d of the 2016 LBC, covering replacement skirting, cornicing and coving, and all new joinery and boxing to be added throughout the building. Drawings detail timber wall panelling, ceiling build-ups and cornices, coving, mouldings and skirting boards.

2.3 Amendments have been made as part of a process of negotiation which included the following revisions:

- The built in cupboards to the entrance hall lobby have been omitted (drawing 354 Rev A);
- Revised design detail for the plaster cornices to the entrance hall lobby and omission of cornice from the lower ground floor media room (drawings 350 Rev A and 351 Rev A);
- Proposed panelling detailing to the ground floor dining room chimney breast changed to match the painted wall panel details proposed to the rest of the room (as seen at 8 Chester Terrace) (drawing 355 rev B, Elevation E02);
- Media room panelling withdrawn from the applications (drawing 353 Media room wall panelling).

2.4 The revised details avoid corrupting the hierarchy of spaces and volumes which survives from the Georgian House and are broadly appropriate to the historic rooms (e.g.: entrance lobbies, corridors) and decorative features (e.g.: chimney breasts, ceilings) to which they physically and visually relate. The revised details are appropriate to the character of the house and preserve its architectural and historic special interest.

2.5 The 2016 planning permission and listed building consent conceded the principle of replacement of many decorative and architectural features, none of which are Georgian and all of which dated either from the Louis de Soissons refurbishment of the mid-twentieth century or later. Just as de Soisson's scheme introduced a modern interpretation of a late-Georgian interior, the current proposals introduce new finishes of a more general Georgian style but with a higher-quality finish (e.g.: through use of fibrous plaster for mouldings). Amendments to the submitted details have ensured reduction or mitigation of any interference of new work with Georgian proportions, and an internal consistency and appropriate hierarchy of new work in the context of a Georgian house.

### **3.0 Recommendation**

3.1 Grant discharge of condition.

*The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12 June 2017, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.*



Purcell  
Fourth Floor  
15 Bermondsey Square  
LONDON  
SE1 3UN

Application Ref: **2016/6660/L**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 5101

7 June 2017

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Approval of Details (Listed Building) Granted

Address:  
**28 Chester Terrace**  
**London**  
**NW1 4ND**

**DECISION**

Proposal:

Detailed drawings of new joinery and boxing for services, cornicing and other decorative mouldings as required by condition 4d (partial discharge) of listed building consent (2016/0307/L) dated 23/08/2016 in connection with various external and internal alterations. Drawing Nos: 350 rev A, 351 rev A; 352, 354 rev A; 355 rev B, 356, 357, 358, 359

The Council has considered your application and decided to grant.

Informative(s):

- 1 You are advised that all conditions relating to listed building consent granted on 23/08/2016 (2016/0307/L) which need details to be submitted, have been approved.
- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in

Executive Director Supporting Communities



accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**