

Dan Courtney
Purcell
15 Bermondsey Square
Tower Bridge Road
London
SE1 3UN

Application Ref: **2016/5927/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

24 March 2017

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

Proposal:
Drawings of doors and architectural skirting details, as required by conditions 4(a) and 4(d) (partial discharge) of Listed Building Consent ref 2016/0307/L, dated 23/08/2016, for external and internal alterations

Drawing Nos:
236868: 310, 330_Rev.A, 331, 332, 333, 334, 336_Rev.A, 337, 338.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 Reasons for granting approval of details (listed building):



Detailed drawings have been submitted of new panelled and glazed doors and their surrounds, and of skirtings as required by conditions 4(a) and 4(d) of Listed Building Consent ref 2016/0307/L. The details are seen to be in keeping with the historic interiors of the grade I listed building, and are therefore not considered to cause harm to the designated heritage asset.

Consultation was undertaken by placement of a press and a site notice, but no responses were received. The CAAC's comments in the development in general have been taken into account in revisions to the designs. 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 or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

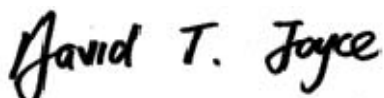
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan Submission Draft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

- 2 The emerging Camden 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning