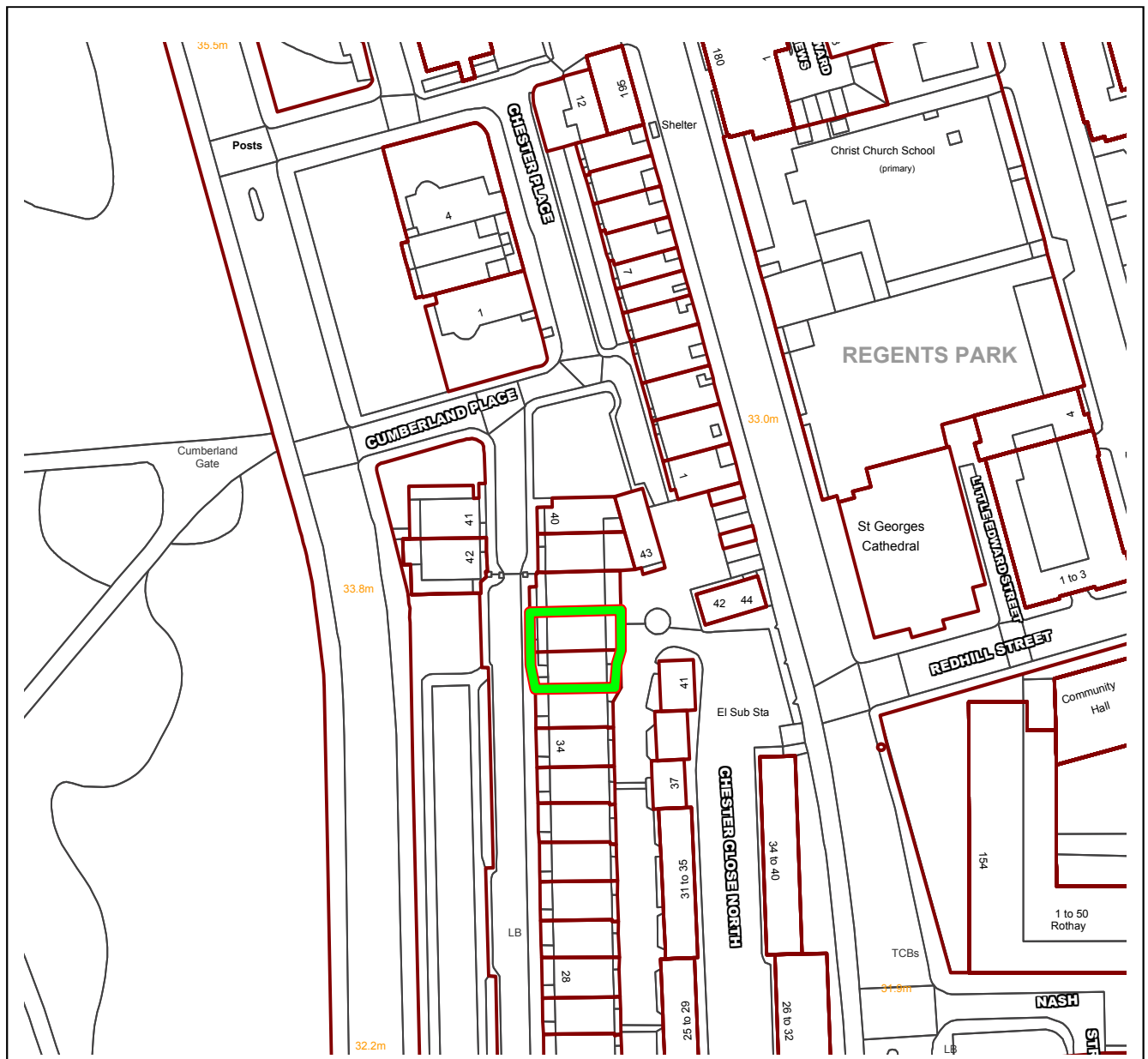


36-37 Chester Terrace, London, NW1 4ND

Planning application & listed building consent - 2017/2991/P & 2017/3280/L

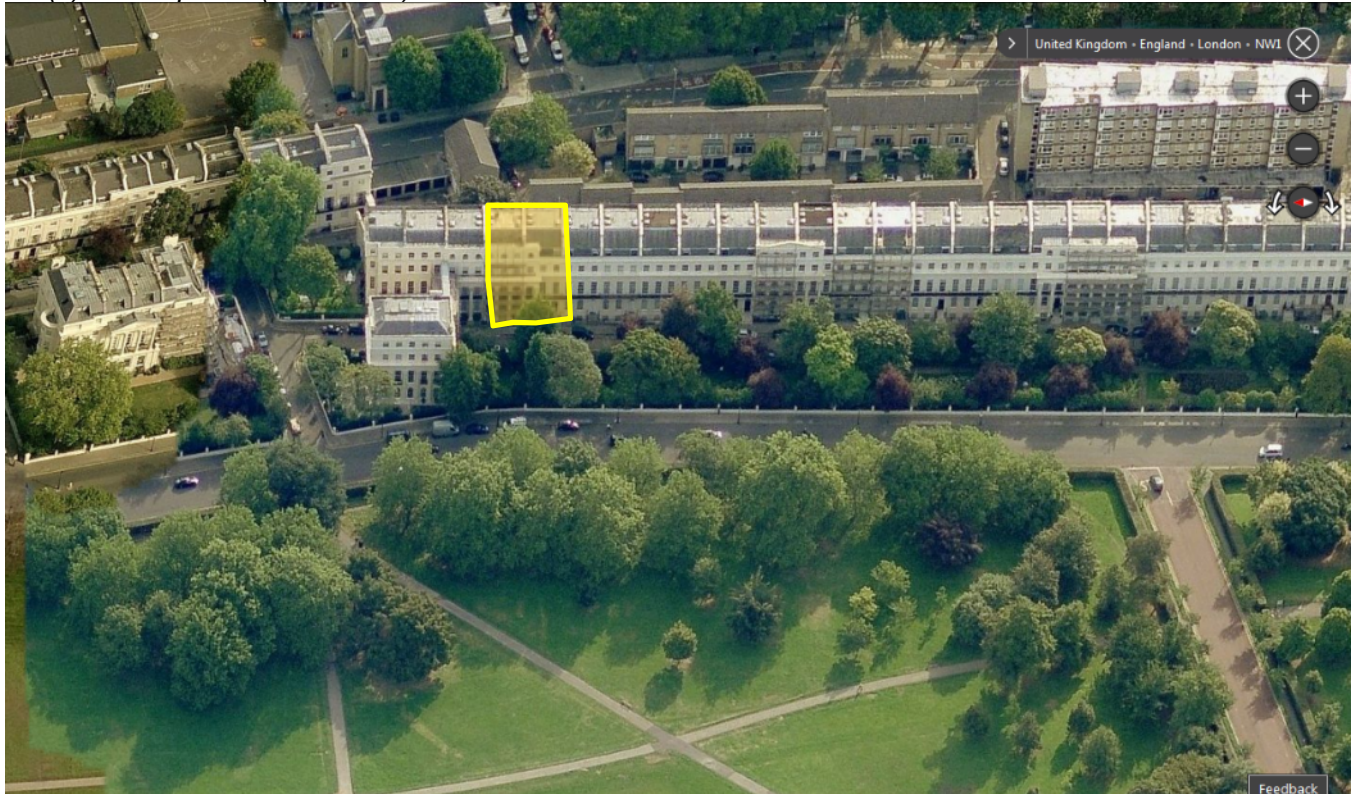


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36-37 Chester Terrace, London, NW1 4ND

Site Photographs:

(1) Aerial photo (from West)



(2) Aerial photo (from East)



(3) Front elevation #1

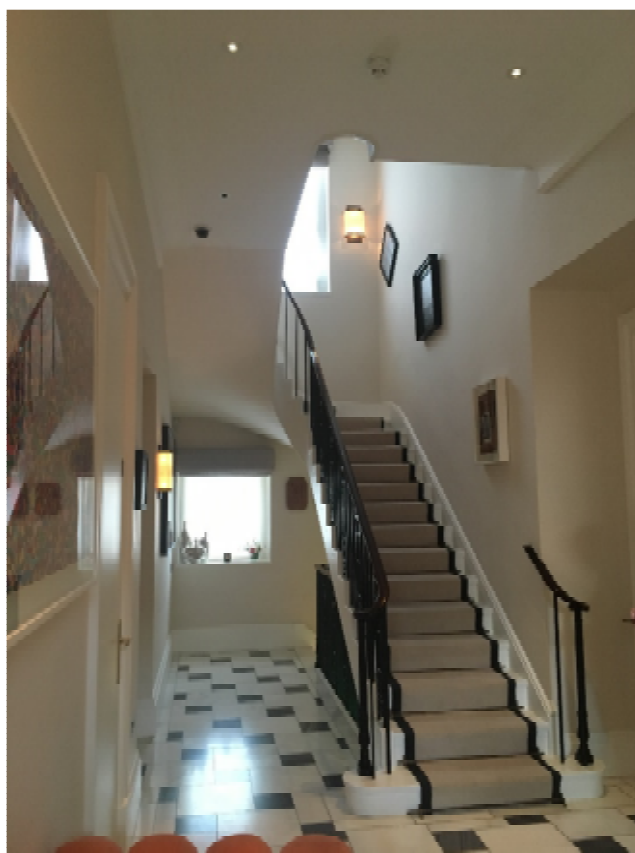


(4) Rear garage/lightwell (Lower GF)

(5) Rear elevation (GF-upper floors)



- (6) Internal Modern fixtures/fitting #1
(7) Internal Modern fixtures/fitting #2



- (8) Existing 1st floor party wall openings



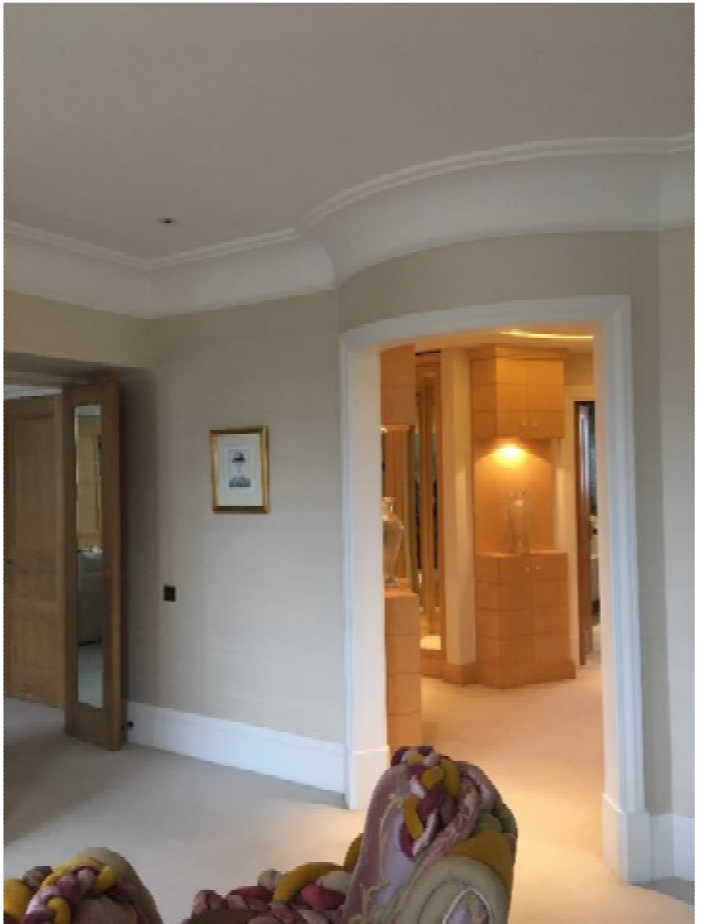
(9) *Non-original stair*

(10) *Non-original partitioning*



(11) *Modern fit out (2nd floor) #1*

(12) *Modern fit out (2nd floor) #2*



Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	01/08/2017
		N/A / attached	Consultation Expiry Date:	06/07/2017
Officer			Application Number(s)	
John Diver			1) 2017/2991/P 2) 2017/3280/L	
Application Address			Drawing Numbers	
36-37 Chester Terrace London NW1 4ND			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>(1) Various minor external alterations to pair of GI listed dwellings (Class C3) at lower ground floor level including replacement doors and steps to light wells and rationalisation of rear vent.</p> <p>(2) Various alterations to pair of GI listed dwellings including replacement of detailing and internal doors from lower ground through to the third floor; lowering of the lower ground floor slab and the associated level change and new doors to the rear lower ground entrance areas and a portion of the front light well to No. 36. Replacement of external doors and steps to front and rear lightwells</p>				
Recommendations:		1) Grant conditional planning permission 2) Grant conditional listed building consent		
Application Type:		1) Householder Application 2) Listed Building Consent Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Multiple site notices for both applications were displayed near to the site on the 09/06/2017 (consultation end date 30/06/2017). Both applications were also advertised in the local press on the 15/06/2017 (consultation end date 06/07/2017).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	No responses were received.			
Historic England:	Letters were received on behalf of HE in relation to both applications stating that the applications should “be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice”. No objections were raised.			
The Gardens Trust & National Amenity Societies: (i.e. the Ancient Monuments Society, the Georgian Group, SPAB, the Victorian Society and the Twentieth Century Society)	No responses were received.			
Regents Park CAAC:	A letter of objection was received on behalf of the Regents Park CAAC. Their objection comments can be summarised as follows: 1) Proposal of destructive nature 2) Although accepts that dwelling substantially rebuilt in 1960’s but original features and layout should be retained 3) Alterations to entrance hall and circulation plan seriously harmful to significance of heritage assets. <u>Officers Response:</u> (1-2): Please see paras.3.6 – 3.23 of the main report below. (3): Please see paras 2.1 – 2.2 and 3.16 of the main report below.			

Site Description

The application site sits within the Grade I listed terrace of 37 houses and 5 semi-detached houses (nos1-42 ref.1271885) designed in c1825 by John Nash and built by J Burton. The terrace is completely finished in stucco and has slated roofs; some with mansards and dormers. It is the longest unbroken façade in Regents Park at 280m and has an alternating system of bays. No's 36 & 37 sit to the northern end near to the triumphal pedestrian and vehicular arches. No.36 sits within the bay of 6 units and at three storeys with a mansard, continuous cast iron balcony at first floor and projected modillion cornice between the second and third floors. No.37 sits within the projected bay of two units and 8 free standing fluted Corinthian columns supporting an entablature with modillion cornice above and a recessed attic 4th storey. The two units were combined following consent in 2009.

The site is within the Regents Park Conservation Area, and its Appraisal states the following: *Chester Terrace is set back from the park with a strip of contained shared gardens with flowering plants, shrubbery and trees. Chester Terrace is the longest unbroken façade in the park (287m/840 ft) with a complex alternating system of bays (ABCBABCBA) totalling 99 bays, marked by giant Corinthian columns attached and detached in groups which rise from ground floor level. Balconies run continuously between and behind the columns. At either end are projecting wings, connected to the main façade by theatrically thin triumphal arches inset with the name 'Chester Terrace' across the full street width (Paragraph 4.9).*

Chester Terrace suffered bomb damage during WWII and was substantially reconstructed in the 1960s. The shell of the building was repaired and strengthened however the interiors were largely renewed and as such very little internal historic fabric remains. The Crown Estate, who retains freeholder rights for the entirety of the property, manage the site and surrounding area. The public paving surrounding the property is also managed under The Crown Estate Paving Commission.

Relevant History

The application site has the following planning history:

No. 36 / 37 Chester Terrace (Application Site)

2004/4659/L: Listed building consent was granted on the 21/12/2004 for '*Internal alterations at second floor level*'

2009/4544/P and 2009/4515/L: Listed building consent and planning permission were granted on the 10/12/2009 for the '*Unification of No. 36 and No. 37 to form a single family dwelling and formation of new roof terrace (Class C3)*'

2010/5315/P and 2010/5319/L: Listed building consent and planning permission were granted on the 23/12/2010 for the '*Erection of single-storey acoustic enclosure at basement level for the installation of 3 X condensing units following the excavation of rear yard to existing single family dwelling house*'

2011/0138/P and 2011/0140/L: Listed building consent and planning permission were granted on 08/03/2011 for the '*excavation/lowering of vaults at lower ground floor level with associated internal additions and alterations to existing single dwelling*'.

2011/2954/P and 2011/2958/L: Listed building consent and planning permission were granted on the 21/11/2011 for the '*Amendments to planning permission granted 10/12/09 (Ref. 2009/4544/P) for unification of No. 36 and No. 37 to form a single family dwelling and formation of new roof terrace (Class C3), namely, the installation of a staircase from third floor level to access a new roof terrace, new condensing unit & associated plant at lower ground floor level (within the existing front pavement vaults) and addition of grille to new rear garage door*'

2016/6780/PRE: Pre-application advice was issued in relation to the proposed '*Excavation of basement below GI listed dwellings (C3); internal alterations including layout changes at all floors and the replacement on all floors of all existing trim, internal doors, window surrounds, wall and floor finishes*'

Other planning history of relevance to this assessment:

No. 21 Chester Terrace

2007/1521/L: Listed building consent was granted on 05/07/2007 for the '*lowering of floor to existing vaults and alterations to existing external doors to vaults to enable access from lower floor of single family dwelling house*'

No. 31 Chester Terrace

2009/5065/P and 2009/5066/L: Listed building consent and planning permission was granted on 21/12/2009 for the '*internal works and works associated with the creation of a roof terrace within existing roof of mansard accessed via rooflight, installation of a glazed screen and door within the front open area to create a lobby at lower ground level and lowering of vault floors*'

2010/4299/P and 2010/4303/L: Both the planning permission and listed building consent were refused on 13/12/2010 for the '*internal and external alterations to dwelling including basement excavation for an additional lower basement level (below front lightwell and vaults), installation of glazed panel with French Doors in front lightwell, new boiler under existing stairs to front lightwell, stone repairs, reconfiguration of lower ground floor level and alterations to vaults*'

Reasons for refusal:

- 1) *The proposed additional basement level by reason of its size, location and detailing would harm the historic form of the listed building and thereby detract from its special interest...*
- 2) *In the absence of sufficient information regarding the means of constructing the basement, the proposed development is likely to harm the special interest of the building by compromising its structural integrity...*

2012/3237/P and 2012/3294/L: Planning permission and listed building consent were granted on 21/08/2012 for the '*alterations to the front basement vaults, including the formation of an enlarged opening between two vaults, and the lowering of the floor level within one vault*'

No. 33 Chester Terrace

2014/6202/P and 2014/6782/L: Listed building consent and planning permission were granted on 31/03/2015 for the '*alterations to external vaults including lowering of floor level and internal refurbishment*'.

No. 34 Chester Terrace

2011/4084/P and 2011/4085/L: Listed building consent and planning permission were granted on 05/12/2011 for the '*installation of staircase enclosure and creation of roof terrace within existing mansard roof, replacement of single-glazed windows with double glazed windows on rear elevation of existing dwelling and internal alterations to existing dwelling*'.

2013/4369/P and 2013/1764/L: Listed building consent and planning permission were granted on 20/11/2013 for the '*external paving works to front light well of the building, installation of A/C condenser and associated works in the front vaults at basement level, external paving works to the front entrance steps and associated railing repairs at ground floor level*'.

No. 35 Chester Terrace

2014/5799/P and 2014/6051/L: Listed building consent and planning permission were granted on 23/01/2015 for the *'Proposed basement enlargement, internal alterations, and creation of a roof terrace in connection with existing use as a dwelling house (Class C3)'*.

No. 40 Chester Terrace

2012/2295/P and 2012/2439/L: Listed building consent and planning permission were granted on 10/07/2012 for the *'enlargement of basement to side and rear of building, skylight at ground floor level, relandscaping, excavation to increase depth of front basement vaults, installation of new louvers and door to vaults, installation of new windows at first floor level on north side elevation, new balcony on ground floor at rear court yard and internal alterations'*.

No. 41-42 Chester Terrace

2014/2872/P and 2014/2938/L: Listed building consent and planning permission were granted on 23/09/2014 for the *'Construction of a single storey basement extension adjacent to the existing property and within the grounds of the garden; construction of a subterranean link between the new basement and the existing basement, all in connection with the existing residential dwelling'*.

No. 6-10 Cambridge Terrace and 1-2 Chester Gate

2009/3041/P and 2009/3051/L: Listed building consent and planning permission were granted on 07/09/2010 for the *'change of use from offices (Class B1) to 3 x dwellinghouses (Class C3), excavation of basement, alterations at roof level, including rebuilding part of roof and installation of glazed sliding roof, lift overrun and rooflight to 6-10 Cambridge Terrace, rooflights on 1-2 Chester Gate and associated landscaping works to forecourt'*.

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

- A1 - Managing the impact of development
- A3 - Protection, enhancement and management of biodiversity
- A4 - Noise and vibration
- D1 - Design
- D2 - Heritage
- T2 - Car-free development and limiting the availability of parking.

Camden Planning Guidance

- CPG1: Design (2015)
- CPG6: Amenity (2011)

Regents Park Conservation Area Appraisal and Management Strategy (2011)

1. Introduction / Proposal

- 1.1. The submitted applications seek permission for alterations and refurbishments to pair of adjoining properties that were subject to a lateral conversion in 2009 and now form a single dwellinghouse (Use Class C3). The proposed development would not result in any change of use, increase to residential floor area or residential units and would include the refurbishment of the properties only.
- 1.2. Planning permission is sought for some minor external alterations in association with the proposed refurbishment including:
- Replacement of non-original doors to front and rear at lower ground floor level
 - Rationalisation of kitchen extract vent to rear elevation
 - Partial lowering of floor level to front and rear lightwell (reductions of 150mm/250mm to front and rear lightwells respectively)
 - Replacement external steps to lightwells following change in levels
- 1.3. Listed building consent is sought for the majority of proposed works which relate to the interior of the properties, as well as those elements outlined above. These proposed internal alterations can be summarised as follows:

Lower Ground Floor

- Removal of concrete slab resulting in a lowering of internal floor level by 300mm
- Removal of 1 steel column and replacement of wall to cinema room
- Removal and replacement of all partitions
- Creation of additional WC
- Replacement of stair to GF
- Replacement of external steps to lightwells
- Installation of wall lining to internal perimeter of property
- Rationalisation of vents to rear elevation

Ground Floor

- Widening of opening between reception and entrance and insertion of columns
- Reduction in party wall opening and replacement door
- Alterations to plan of no.37 to enlarge gallery space and form WC/cloakroom
- Alterations to plan of no.36 to reorder service entrance, store and WC
- Alteration to window reveals to front elevation with addition of shutters.

1st Floor

- Alteration to window reveals to front elevation with addition of shutters.
- Addition of pendant lighting to principal spaces
- Reductions to other party wall opens and replacement doors
- Alterations to dining room walls

2nd Floor

- Addition of no.1 partition to no.36 master bedroom
- Replacement of non-original partitions to dressing room within no.36
- Alteration to door openings / replacement doors

All Floors

- Removal and replacement of detailing including cornices, skirting, architraves, doors, joinery, fireplaces, stair balustrades, floor finishes, portion of lighting in ceilings, lift car and lift doors

2. Revisions

- 2.1. As noted from the planning history section of the report, the submitted application was informed via a pre-application process which helped to refine the design of proposals. This resulted in the proposed scheme being substantially reduced in scale following pre-application discussions. Notwithstanding this, further revisions were sought during the course of the application to appease concerns in relation to the potential harm caused upon the significance of the listed building.
- 2.2. The resulting revisions made to the scheme can be summarised as follows:
- Removal of proposed alteration at ground floor level to increase opening between hallway and reception / install columns
 - Removal of proposed first floor party wall opening

3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:
- Design and heritage;
 - Impact on the amenity of adjoining occupiers;
 - Transport / Planning Obligations

Design and Heritage

- 3.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance. In order to preserve or enhance the borough's listed buildings, D2 additionally states that the Council will only grant consent for alterations or extensions to a listed building where it considers this would not cause harm to the special interest of the building; and will not permit development that it considers would cause harm to the setting of a listed building.
- 3.3. The Council's design guidance (CPG1) states that when assessing proposals involving listed buildings, we will consider the impact of proposals on the historic significance of the building, including its features, such as:
- original and historic materials and architectural features;
 - original layout of rooms;
 - structural integrity; and
 - character and appearance (para 3.22)
- 3.4. The CPG continues to state that the Council will expect original or historic features to be retained and repairs to be in matching materials; and that proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them (para 3.23).
- 3.5. As aforementioned, the Regents Park Conservation Area Statement (2011) lists the property as making a 'positive contribution' to the character and appearance of the Conservation Area. The document states that *"Details and features tend to have a distinctive character on buildings originally developed in groups or terraces. The individual group details should be retained and enhanced on..."* (para.6.2)

Exterior alterations

- 3.6. The submitted scheme now include only external alterations within the front and rear lightwells to the properties. These alterations are located in areas that are not overly prominent and would include minor changes to the floor level, steps, doors and rear vents.
- 3.7. The replacement doors would utilise the existing openings and would involve the replacement of non-original features. Notwithstanding this, in order to ensure that the final design of the replacement external doors are fully considered, a condition is recommended for the submission of full details relating to these elements. The proposed rear vents/flues would not be visual obtrusive by virtue of their scale and siting.
- 3.8. The lowering of the floor level between 250-150mm to the front and rear lightwells would not result in any harm to the spatial hierarchy of these spaces by virtue of the scale of works. The submitted report has adequately demonstrated that the existing slab is non-original and thus its removal is not objectionable. The applicants have submitted a structural engineering report alongside the application, which confirms that the proposed removal of existing slab (internal and external) would not necessitate the use of underpinning or disruption to party walls or the historic corbelled foundation below. Notwithstanding the fact that the works would not be considered to constitute a 'basement extension' by virtue of their scale, a screening study has been presented which demonstrated that the lowering of floor level would not give raise to any impacts in terms of subterranean flow, slope stability or surface water/flooding. The report also sets out a methodology for the installation of replacement supports at lower ground floor level. In order to ensure that the detail methodology is adhered to during construction, this report is included within the list of approved documents.
- 3.9. Overall the proposed external alterations are considered to remain sensitive to the character, appearance or historical significance of the host properties. The elements due to be removed have been shown to not include original fabric and as such no harm is considered to arise from these proposed works. Subject to the recommended conditions, the external alterations are considered to preserve the character of the Regent's Park Conservation Area.

Internal Alterations

- 3.10. Following pre-application advice substantial work has been undertaken in researching, comparing and assessing historic plans and documents; these have been highlighted to appreciate where the historic plan form is being reinstated and to establish works which have little impact upon the buildings significance. As noted within the Site Description section of the report, this research has also confirmed that after significant bomb damage the majority of the internal fabric of the building was replaced in the 1960's. Although it is noted that the existing interior is largely of recent insertion and fabric; the property's listing covers its entirety and therefore its plan and internal layout remains part of the buildings significance. As such the Council would always seek to preserve and enhance its significance and where possible reinstate plan form and decorative detailing.
- 3.11. During pre-application stage, concerns were raised regarding the extent of proposals, the resultant cumulative impact of changes as well as particular elements being considered as harmful. These contentious elements have now been removed or reduced to a point at which the Council's Conservation Officers are now satisfied with the principle of works subject to final detailing.
- 3.12. At all floor levels (lower ground – 3rd floor), all existing cornices, skirting, architraves, doors, joinery, fireplaces, stair balustrades, floor finishes, lift car, lift doors as well as a portion of lighting in ceilings are proposed to be replaced. These existing features within the host properties are modern additions which in many cases are insensitive to the character and historic significance of the host pair. The applicants have expressed a desire to replace these existing harmful elements in a high quality and fully considered manner to improve the architectural and historic coherence of the two dwellings. Within submitted reports, reference is made to a desire to ensure that these replacement elements are completed in a manner which best represents the architectural styles,

materials and techniques of the Regency period whilst being fully informed by local context. Whilst these proposed alterations are welcomed and considered to represent a considerable benefit to the host pair, conditions are recommended for full schedules/details of these elements so as to ensure that this approach is applied sensitively.

- 3.13. At lower ground floor level the proposals would result in some minor alterations to plan form however these alterations would primarily rationalise the existing arrangement of partitions and would not introduce additional divisions. The submitted report had demonstrated that the alterations to this level (including the removal of slab) would not result in the loss of any historic fabric. The proposed alterations at this level would no longer include any further intervention into the party wall between properties and the removal of the existing modern slab and subsequent lowering of floor level by 300mm would not result in the spatial hierarchy of this level being altered to a point of discernible change.
- 3.14. The lowering of levels within the front and rear lightwells would be of a relatively small amounts (250mm/150mm) and are similarly not considered to result in any harm to the character or significance of the property, particularly in light of the fact that the lightwell floor levels vary greatly along the terrace. The rear 'lightwell' is in fact only very slightly below the level of the adjacent service road and is much more utilitarian in character than the front of the property. To the front, the existing lightwell is of limited visibility. The proposed new doors, steps and lowered floor level to these areas would not result in any disruption to the host or group of properties. In order to ensure that the amended external steps and replacement doors are fully sympathetic to the character of the property, a condition is recommended for the submission of full details of these elements.
- 3.15. In order to reduce damp at this level, a damp proof wall lining is proposed to the internal perimeter of the properties. Whilst this lining should improve the longevity of the building as well as allowing for wiring and other services to be routed without disruption to the historic structural walls, a condition is recommended for the submission of full details of this element to ensure that its specification and method of fixing is compatible with the historic fabric. Overall the alterations at this level would allow for the historic subsidiary character of the lower ground floor to be retained and would not result in harm to the significance of the properties.
- 3.16. At ground floor level, revisions were sought to remove an element which would have resulted in the loss of historic plan form from the entrance hall and reception to no.37. Intervention is still proposed to existing internal partitions within no.36 (i.e. widening of opening between kitchen and lounge), however no openings/enlargements would be proposed to the party wall. In fact the existing party wall opening between landing/kitchen would be reduced so as to create better distinction between the original two dwellings, this is considered to constitute a benefit to the host dwellings in terms of their historical significance. Whilst the proposed GF openings would lead to more openness within no.36 at this level, these alterations have been designed sensitively to include nibs, to ensure that each room volume is maintained and preserved and are independently readable. Submitted internal elevation plans demonstrate that these spaces would retain their independent spatial qualities and would still allow for the existing plan form to be expressed. These alterations would not lead to a loss of any historic fabric and are consequently not considered to result in substantial harm to the historical significant of the dwellings subject to full detailing of joinery and plaster works. The minor alterations to the modern partitions to the rear of no.37 and to front of no.36 (adjacent to service entrance) would not disrupt the plan form or the existing spatial hierarchy of rooms.
- 3.17. The proposed build out of the window openings and installation of shutters would represent a benefit to the historic significance of the buildings, reversing historic insensitive alterations. The proposed replacement of the stair balustrade would similarly be welcomed as it would involve the removal of modern insensitive additions. These elements are considered to constitute beneficial alterations in terms of historic significance however in order to ensure full appropriateness, conditions are recommended for the submission of full details. On balance it is not considered that the proposed GF alterations would result in any detrimental harm to the historical significance of

the host properties.

- 3.18. At first floor level, the greatest intervention initially proposed would have been the opening up of the party wall between dining rooms. Due to the resulting loss of historic fabric and loss of separation between the two dwellings, this intervention was objectionable and was removed from the scheme.
- 3.19. The proposed building out of existing party wall opening and partitioning walls to no.36 to rationalise the respective room volumes would be welcomed as benefits to the host properties by virtue of the removal of insensitive additions/openings. The replacement of doors, fireplaces and building out of window openings are similarly considered to result in benefits to the historical significance of the host properties subject to the submission of full details. The replacement of the existing down lighters with pendant lighting is also welcomed although similarly full details of the proposed lighting schedule are sought.
- 3.20. At third floor level the existing properties have historically been significantly altered in an unsympathetic manner. The removal of the curved partition walls to the dressing room within no.26 is therefore welcomed as is the reduction of the opening from landing into sitting room. At this floor level, the addition of a new partition is included which would disrupt the room volume of the existing master bedroom to no.36. In accordance with the hierarchy of spaces throughout the property, this floor would have historically hosted a number of smaller rooms and may have diverged from the two-room plan at lower floor levels. Alterations at this floor level would not result in the loss of any historic fabric. As such this additional partition is not considered to constitute harm to the historic significance of the host properties in this instance.

Design and Heritage conclusion

- 3.21. As outlined above, the proposed alterations are considered to represent a mix of elements which would result in enhancements to the historical and architectural significant of the pair of dwellings, as well as some neutral elements and one change which would result in some harm (i.e. widened opening at GF level to no.36). As these intervention would not lead to any disruption to the external appearance of the host property, would allow for the retention of the plan form of these rooms and have been sensitively designed, this harm is considered to represent 'less than substantial' harm. In accordance with paragraph 134 of the NPPF, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. On balance it is considered that this harm caused would be outweighed by the benefits derived from the overall scheme in terms of the enhancement of architectural detailing; removal of insensitive features and reduction to other party wall openings in more prominent locations; restoration of windows and shutters; and installation of nibs to better delineate room volumes.
- 3.22. Overall, officers are of the view that the proposed alterations would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special interest of the listed building and character of the Regents Park conservation area. The proposed interventions into the historic parts of the listed dwelling have been thoroughly considered and would, on balance, result in benefit to the historical significance and longevity of the building. Conditions are suggested for the submission of full detailed drawings regarding a number of elements to safeguard historic fabric as well as visual character. Subject to these conditions, the proposed development is not considered to harm the significance of the grade I listed building. The development is therefore considered to be in accordance with policies D1 and D2.
- 3.23. Special attention has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area and the historical significance of the listed dwellings/terrace, under s.16, s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 and 66 of the Planning (Listed Buildings and

Conservation Areas) Act 1990 as amended.

Residential Amenity

- 3.24. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. This includes privacy, outlook, daylight and sunlight. CPG6 (Amenity) expands upon the requirements of these policies, stating that: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that, as spaces that are overlooked lack privacy, "new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking".
- 3.25. Due to the siting and scale of the proposed external alterations, these elements would not lead to a loss of natural light, outlook or privacy to any adjoining neighbour. In proposed internal alterations would similarly not cause any detrimental impact upon the residential amenities of adjoining neighbours in this regard. As the development would not include and sub-division or change of use, the proposal would not result in any increases to noise and disruption to any neighbouring occupier to a level of detriment.
- 3.26. Following consultation with the Council's Highways/Transport department it was confirmed that due to the scale of development, the implementation of works would not result in disruption which might necessitate the securing of a Construction Management Plan (CMP) to mitigate against significant disturbance from construction. An informative will be added to remind the applicants of their obligations for hours of construction and noise.
- 3.27. Overall, the proposed development is not considered to lead to a detrimental impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with policies A1 and A4 of the Local Plan.

Transport / Planning Obligations

- 3.28. As outlined above, following discussions with the Council's Transport officers, it was confirmed that the scale of development would not warrant the need for the securing of a Construction Management Plan. As no change of use is proposed there are no requirements for the installation of cycle storage. The fixing of the garage door and internal conversion of the lower ground floor would result in the loss of one on site car parking space. As the property is within a private estate, this is not considered to result in any detrimental impact upon local parking or congestion issues and the removal of onsite parking remains in accordance with the Council's strategic aims. As such no transport or other planning obligations were deemed necessary in this instance.

4. Recommendation

1. Grant conditional Planning Permission
2. Grant conditional listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 31st July 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 and search for 'Members Briefing'.

Ms Meredith Kaye
Stanhope Gate Architecture
5th Floor
105 Jermyn Street
London
SW1Y6EE

Application Ref: **2017/2991/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

27 July 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**36-37 Chester Terrace
London
NW1 4ND**

DECISION

Proposal:

Various minor external alterations to pair of GI listed dwellings (Class C3) at lower ground floor level including replacement doors and steps to light wells and rationalisation of rear vent.

Drawing Nos: (Prefix: CHT-PL-) 01, 03A, 04A, 05B, 06B, 07B, 08B, 09A, 10A, 11, 12, 15, 17, 18, 19, 20, 21B, 22B, 23A, 24A, 32, 33, 40, 50, 51, 52.

Supporting documents: Heritage Statement (dated 23.05.17), Planning Report with Design and Access Statement (dated May2017); Planning Report Appendix 5.1 Historic England Listing; Planning Report Appendix 5.2 Schedule of Works & Impact Assessment, Photographs; Planning Report Appendix 5.3 Pre-Application Advice; Planning Report Appendix 5.4 Letter to the Conservation Area Advisory Committee; Planning Report Appendix 5.5 Historic Photographs & Drawings; Planning Report Appendix 5.6_Part 1 The Gorell Report; Planning Report Appendix 5.6_Part 2 The Gorell Report.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Executive Director Supporting Communities



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 D1 and D2 of the London Borough of Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

(Prefix: CHT-PL-) 01, 03A, 04A, 05B, 06B, 07B, 08B, 09A, 10A, 11, 12, 15, 17, 18, 19, 20, 21B, 22B, 23A, 24A, 32, 33, 40, 50, 51, 52.

Supporting documents: Heritage Statement (dated 23.05.17), Planning Report with Design and Access Statement (dated May2017); Planning Report Appendix 5.1 Historic England Listing; Planning Report Appendix 5.2 Schedule of Works & Impact Assessment, Photographs; Planning Report Appendix 5.3 Pre-Application Advice; Planning Report Appendix 5.4 Letter to the Conservation Area Advisory Committee; Planning Report Appendix 5.5 Historic Photographs & Drawings; Planning Report Appendix 5.6 Part 1 The Gorell Report; Planning Report Appendix 5.6 Part 2 The Gorell Report.

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including elevation and section drawings at 1:10 of all replacement external doors and stairs.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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.
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

Director of Regeneration and Planning

Stanhope Gate Architecture
5th Floor
105 Jermyn Street
London
SW1Y6EE

Application Ref: **2017/3280/L**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

27 July 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**36-37 Chester Terrace
London
NW1 4ND**

DECISION

Proposal:

Various alterations to pair of GI listed dwellings including replacement of detailing and internal doors from lower ground through to the third floor; lowering of the lower ground floor slab and the associated level change and new doors to the rear lower ground entrance areas and a portion of the front light well to No. 36. Replacement of external doors and steps to front and rear lightwells

Drawing Nos: (Prefix: CHT-PL-) 01, 03A, 04A, 05B, 06B, 07B, 08B, 09A, 10A, 11, 12, 15, 17, 18, 19, 20, 21B, 22B, 23A, 24A, 32, 33, 40, 50, 51, 52.

Supporting documents: Heritage Statement (dated 23.05.17), Planning Report with Design and Access Statement (dated May2017); Planning Report Appendix 5.1 Historic England Listing; Planning Report Appendix 5.2 Schedule of Works & Impact Assessment, Photographs; Planning Report Appendix 5.3 Pre-Application Advice; Planning Report Appendix 5.4 Letter to the Conservation Area Advisory Committee; Planning Report Appendix 5.5 Historic Photographs & Drawings; Planning Report Appendix 5.6_Part 1 The Gorell Report; Planning Report Appendix 5.6_Part 2 The Gorell Report.

Executive Director Supporting Communities



The Council has considered your application and decided to grant 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 safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 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 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 D2 of the Camden Local Plan 2017.

- 3 The works hereby approved are only those specifically indicated on the drawings and documents referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Full schedule and details of proposed joinery including doors (including external), windows, window surrounds, skirting, architraves, dado etc. Schedule shall illustrate clearly which elements are to be retained or removed and full details of replacements provided were relevant.

b) Full schedule and details of all new plasterwork. Schedule shall illustrate clearly which elements are to be retained or removed and full details of replacements provided were relevant.

c) Full schedule and details for replacement stair balustrading. Schedule shall illustrate clearly which elements are to be retained or removed and full details of replacements provided were relevant.

d) Full schedule and details for replacement fireplaces including surrounds etc. Schedule shall illustrate clearly which elements are to be retained or removed and full details of replacements provided were relevant.

- e) Plans and schedule of proposed replacement lighting (where altered)
- f) Samples and/or manufacturer's details of all new facing materials (including floors) to be submitted (also to be provided on site and retained on site during the course of the works).
- g) Full details of proposed damp proofing.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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