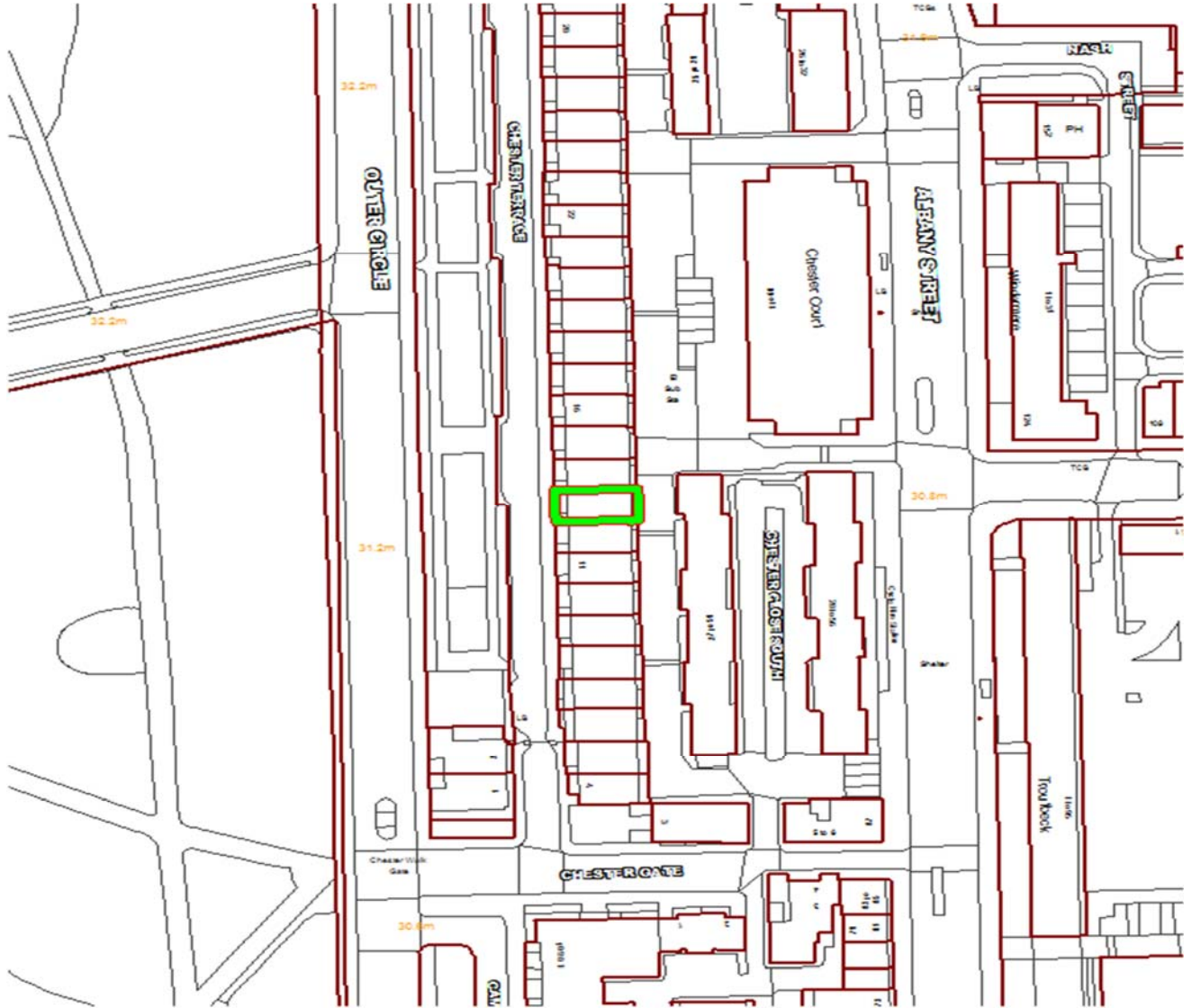


2017/3203/P & 2017/3243/L

13 Chester Terrace



Front elevation



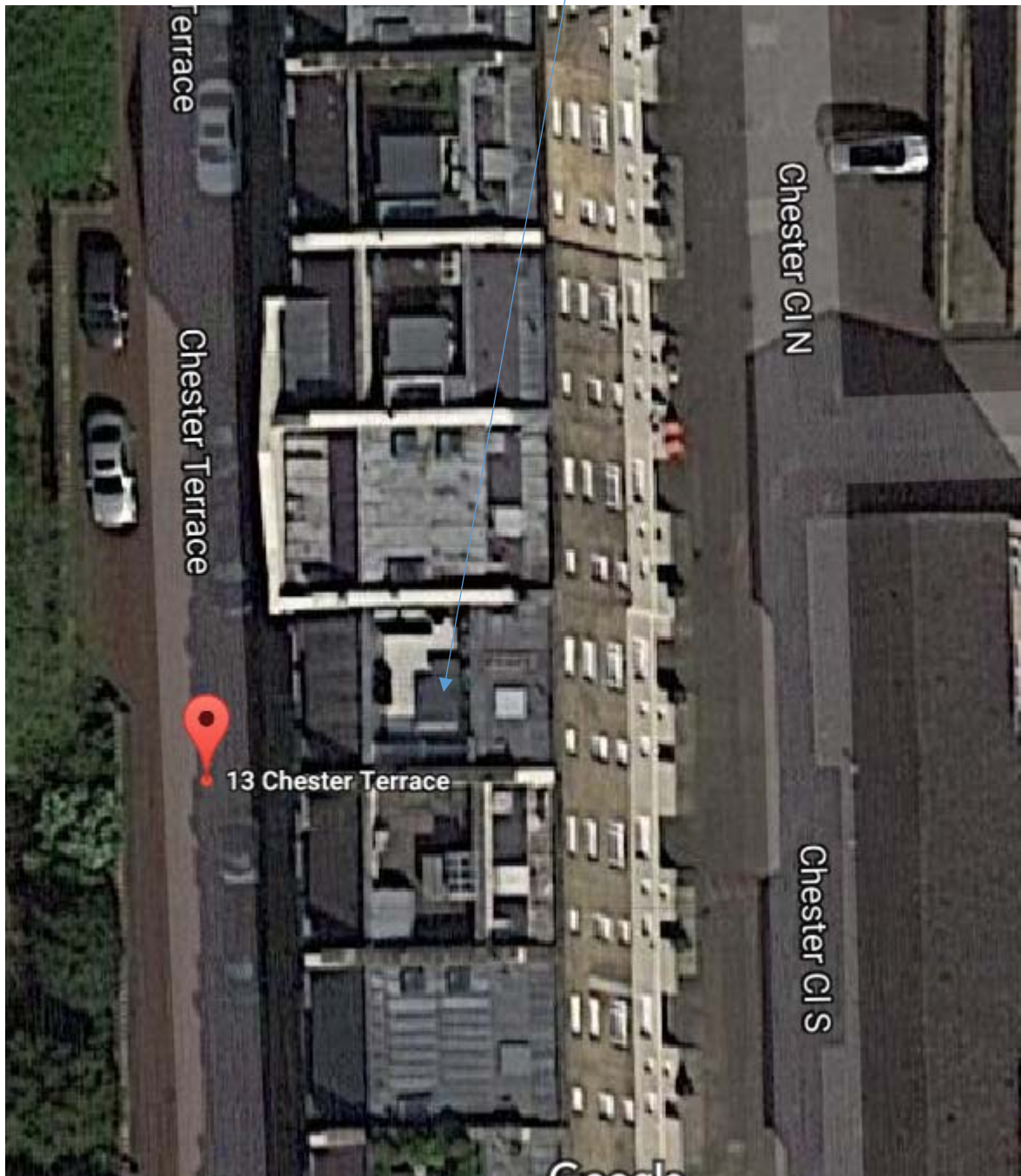
View of the rear of Chester Terrace from Albany Street





Over view of the roof

13 Chester Terrace



<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>27/07/2017</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>01/08/2017</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Matthias Gentet			1) 2017/3203/P 2) 2017/3243/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
13 Chester Terrace LONDON NW1 4ND			Site Location Plan; [2017/] 02, 03, 04, 05; 5 x Photos; Design and Access Statement Heritage Statement 01/06/2017; Method Statement 01/06/2017.	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
1) Install timber decking onto the existing roof terrace and height increase of the existing mansard ridge to rear roof area to dwelling (Class C3) – planning application. 2) Install timber decking onto the existing roof terrace and height increase of the existing mansard ridge to rear roof area – listed building application.				
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission</b> <b>Grant Conditional Listed Building Consent</b>		
<b>Application Type:</b>		<b>Householder Application</b> <b>Listed Building Consent</b>		

<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>01</b>
<b>Summary of consultation responses:</b>	<p>The statutory consultations were carried out in the form of <b>Consultation Letters (issued on 05/06/2017 &amp; 11/07/2017)</b>, a <b>Site Notice (displayed on 09/06/2017 and expired on 30/06/2017)</b> and a <b>Press Advert (published on 08/06/2017 and expired on 29/06/2017)</b>.</p> <p>No responses were received.</p>					
<b>CAAC comments:</b> Regents Park CAAC	<p>An objection from the <b>Regents Park CAAC</b> was received, as follows:          ‘The visual unity of these houses, front and rear, is an important part of their original design, and of their surviving appearance. It underlies the fundamental objective of Nash’s design of the terraces which was to make a group of houses look like a grand palatial building. To achieve this the individual houses had to appear as a consistent part of the larger whole. The introduction of elements which break this principle is thus seriously harmful to the significance of the house and of the terrace group as a whole. It is damaging to the significance of the house as a Listed Building, to the setting of the Listed Building in the larger whole, and to the character and appearance of the conservation area.</p> <p><u>Officer’s Response:</u>  <i>Please see section on ‘Design and Heritage’.</i></p>					

## Site Description

The site address is a 3-storey plus mansard roof and basement property forming part of a row of 36 terraced houses which are set back from Regent's Park separated by a strip of contained shared gardens at the front. Chester Terrace is the longest unbroken façade 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.

Chester Terrace is located to the east of Regent's Park. The row of terraced properties – 1 to 42 - are all Grade I listed and were designed by Nash in the C19th. The property is also within Regent's Park Conservation Area.

## Relevant History

### Site Address:

2017/3825/P – (awaiting determination) - Removal of condition 5 (detailed drawing of proposed basement windows) of planning permission granted on 24/03/2014 (ref: 2013/5583/P for various alterations to dwelling house (Class C3) [shortened version] - dealt under discharge of condition application reference: 2015/4782/L (condition 4 granted on 24/03/2014 (reference: 2013/5664/L)).

2013/5583/P – (granted on 24/03/2013) - Alteration to roof level including the lowering of the centre section to accommodate a roof terrace, replacement of existing front dormer windows, replacement of louvre with window to front basement level, replacement of existing rear window at ground floor level, new plant to front lightwell, and new boiler flues to rear elevation at basement level to dwelling house (Class C3).

2013/5664/L – (granted on 24/03/2013) - Alteration to roof level including the lowering of the centre section to accommodate a roof terrace, replacement of existing front dormer windows, replacement of louvre with window to front basement level, replacement of existing rear window at ground floor level, new plant to front lightwell, and new boiler flues to rear elevation at basement level, and internal alteration to include new layouts, alterations to doors and partitions, addition of a new bathroom, addition of a new staircase to give access to the proposed roof terrace, installation of comfort cooling, addition of 2 x fire places, and replacement of existing lift.

2009/3029/P – (granted on 30/09/2009) - Erection of single-storey lower ground floor rear extension (following demolition of existing single-storey lower ground floor extension) for lower ground floor and upper ground floor maisonette (Class C3).

### Nearby Sites' History:

#### No5 Chester Terrace

2015/0193/P – (granted on 26/05/2015) - Erection of a roof terrace with a rooflight and three cooling condenser units at roof level, two cooling condenser units at lower ground floor level, new garage door and new railings to the rear of the property.

2015/0645/L – (granted on 26/05/2015) - Internal alterations including installation of new internal staircase from third floor level to a new roof terrace area, changes to room layouts, double glazed units installed in the rear elevation and a new access door to garage.

#### No10 Chester Terrace

2014/7481/P – (granted on 23/02/2015) - Creation of roof terrace at roof level.

2014/7510/L – (granted on 23/02/2015) - Minor alteration to internal layout, insertion of new flight of stairs above existing staircase to connect 3rd floor to new roof terrace and excavation of vaults and lowering by approximately 500mm.

#### **No25 Chester Terrace**

2016/2103/P – (granted on 29/06/2016) - Creation of roof terrace within the roofslope; installation of 1 x AC unit at roof level; and replacement of rear single-glazed sash windows with matching double-glazed windows.

2016/2745/L – (granted on 29/06/2016) - Creation of roof terrace within the roofslope; internal alterations including installation of staircase from third floor to roof terrace; installation of 1 x AC unit at roof level; and replacement of rear single-glazed sash windows with matching double-glazed windows.

#### **No28 Chester Terrace**

2015/7195/P – (granted on 22/08/2016) - 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.

2016/0307/L – (granted on 23/08/2016) - External and internal alterations including replacement of existing roof structure, creation of roof terrace, installation of 2 no. floor mounted air conditioning units, timber louvre screen, glass enclosure and lift over run on the roof, new clay 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, internal alterations including replacement and reconfiguration of walls and partitions, replacement of staircase from second to third floor level and extension from third floor to roof level. replacement of doors, cornices, and flooring to all floors of the existing single family dwelling.

#### **No35 Chester Terrace**

2014/5627/P – (granted on 20/11/2014) - Erection of roof terrace.

2014/5795/L – (granted on 20/11/2014) - Erection of roof terrace and associated internal alteration

### **Relevant policies**

#### **National Planning Policy Framework 2012**

#### **The London Plan March 2016**

#### **Camden Local Plan 2017**

A1 – Managing the Impact on Development

D1 – Design

D2 – Heritage

#### **Camden Planning Guidance**

## **Regents Park Conservation Area Appraisal (July 2011)**

### **Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013**

#### **Assessment**

##### **1. Proposal**

1.1 Planning permission and Listed Building consent are sought for the installation of timber decking and the height increase of the existing mansard ridge to rear roof area.

##### **2. Assessment**

2.1 The principle considerations in the determination of both applications are:

- Design and Heritage (the impact on the character and appearance of the host listed building and wider conservation area); and
- Impact on the neighbouring amenity.

##### **3. Design and Heritage**

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies D1 and D2 of the Local Plan Policies are relevant to the application: development should consider the principle of the development; and the impacts of the development on the character, setting, context and the form and scale of neighbouring buildings.
- 3.2 Camden Planning Guidance CPG1 (Design) states that good design should positively enhance the character, history and nature of the existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views; respect and be sensitive to the natural and physical features. Materials should form an integral part of the design process and should relate to the character and appearance of the conservation areas or within the setting of listed buildings.
- 3.3 It also states in terms of the Heritage aspect of a proposal that Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them.
- 3.4 Camden's Local Plan (2017) policy states that the Council will require that development within conservation areas preserves the character or appearance of the area and resist development that would cause harm to significance of a listed building through an effect on its setting.
- 3.5 The host property is Grade I listed and the application site is located within Regent's Park Conservation Area wherein the Council has a statutory duty, under section 66 and section 72 (Listed Buildings and Conservation Areas) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, and the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it



possesses.

- 3.6 The addition of elevated timber decking, onto an already existing roof terrace, is to cover an existing lift housing upstand located towards the centre rear of the roof area. The presence of the lift upstand is limiting the amount of the roof area that can be use by virtue of its significant size and location. Building a timber terrace over it would liberate the area of the roof occupied by the lift upstand to the benefit and better enjoyment of the owner/occupier. Although as a material, timber decking isn't of merit, the timber fixture will be out of sight from most surrounding viewpoints. Furthermore, as an alteration, it is also easily reversible.
- 3.7 As a result of the timber decking having to be elevated, it is rendering the use of the roof terrace impossible in terms of safety. The front mansard ridge sits taller than the rear one and is providing sufficient height to comply with safety regulations of just over 1m which excludes the timber terrace while in place. However, the same cannot be said of the rear mansard ridge. The introduction of the timber terrace - due to its elevated status - would mean that its [mansard ridge] height would be significantly decreased and would thus become unsafe.
- 3.8 Due to this, it is proposed to bring the height of the rear mansard ridge almost in line with the front one, increasing its [rear mansard ridge] height by around 35cm. The exercise would have little impact on the setting of the host listed building. Although it would somewhat alter the continuity in the design of the rear mansard ridges which are a common feature throughout the roofs of Chester Terrace, it must be noted that similar alterations have already taken place. The height increase of the rear mansard ridge at No12 is far higher that what is being proposed here. It is more prominent and its visibility and impact is easily noticeable when standing on Albany Street. As such, the alterations proposed to the mansard ridge at No13 would not have a detrimental impact that would be such that it would warrant a refusal. Historic England have raised no concerns with the proposal.
- 3.9 The new mansard ridge is to match the existing in terms of materials (bricks and lead) and design. The extension is to be capped with lead in line with the lead copping adorning the front and rear mansard ridges of the row of terraced properties on Chester Terrace. The traditional materials and design will help minimising any negative impact the proposed development is to have on the conservation area and on the setting of the host and adjacent listed buildings.

## **Amenity**

- 3.10 Policy A1 seeks to protect the amenity of Camden's residents by seeking to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.
- 3.11 The views from the existing roof terrace - with the new elevated timber decking in place - would not change from the previous assessment under application reference: 2013/5583/P [see *Relevant History above*] indeed, the level of the proposed timber terrace will somewhat be re-instated to the original level of the roof which was lowered to allow for the creation of the roof terrace.
- 3.12 The views to the front of the property are towards Regent's Park. The views to the rear fall onto pitched roofs and the rear elevation of residential blocks.
- 3.13 The development is therefore not considered to cause harm to the neighbouring amenity in terms of overlooking and outlook.

## **4. Recommendation**

- 4.1 Grant conditional planning permission.

## 4.2 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 14<sup>th</sup> August 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'.***

Mrs Grazyna Solland  
61 South Audley Street  
London  
W1K 2QP

Application Ref: **2017/3203/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

7 August 2017

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Granted**

Address:  
**13 Chester Terrace**  
**LONDON**  
**NW1 4ND**

**DECISION**

Proposal:

Install timber decking onto the existing roof terrace and height increase of the existing mansard ridge to rear roof area to dwelling (Class C3).

Drawing Nos: Site Location Plan; [2017/] 02, 03, 04, 05; 5 x Photos; Design and Access Statement Heritage Statement 01/06/2017; Method Statement 01/06/2017.

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

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).

Executive Director Supporting Communities



- 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 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; [2017/] 02, 03, 04, 05; 5 x Photos; Design and Access Statement Heritage Statement 01/06/2017; Method Statement 01/06/2017.

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

Informative(s):

**DRAFT**

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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 search for 'environmental health' on the Camden website 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.
- 3 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 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.

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

**DRAFT**

**DECISION**



Mrs Grazyna Solland  
61 South Audley Street  
London  
W1K 2QP

Application Ref: **2017/3243/L**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

7 August 2017

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**13 Chester Terrace**  
**LONDON**  
**NW1 4ND**

**DECISION**

Proposal:

Install timber decking onto the existing roof terrace and height increase of the existing mansard ridge to rear roof area.

Drawing Nos: Site Location Plan; [2017/] 02, 03, 04, 05; 5 x Photos; Design and Access Statement Heritage Statement 01/06/2017; Method Statement 01/06/2017.

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.

Executive Director Supporting Communities



- 2 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 D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 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 search for 'environmental health' on the Camden website 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.
- 4 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 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**