

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**

1 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

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

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, 32A, 33A, 40A, 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):



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):

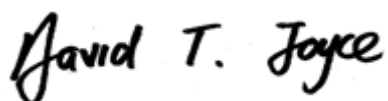
- 1 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



David Joyce  
Director of Regeneration and Planning