

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

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

1 August 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
36-37 Chester Terrace
London
NW1 4ND

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, 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 Listed Building Consent 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.

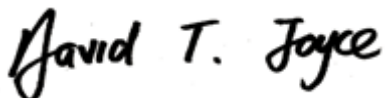
Informative(s):

- 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning