

Ms Meredith Kaye
Stanhope Gate Architecture
5 St. James's Square
London
SW1Y 4JU

Application Ref: **2017/6502/L**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

26 February 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
36-37 Chester Terrace
London
NW1 4ND

Proposal:

Submission of damp proofing details, as required by condition 4g of listed building consent application 2017/3280/L dated 01/08/17, (Various alterations to pair of Grade I 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: PL-04 (rev C) Proposed waterproofing plan; PL-57 (Rev A) Proposed waterproofing sections; Newton 601 Slimline Data Sheet (Rev2.2) (Aug2016); Newton 803 Newtonite Data Sheet (Rev7.2) (Aug2016); Newton 803 Data Sheet (Rev8.0) (Aug2016)

Informative(s):

- 1 Reason for granting permission

The full impact of the extent of the proposed development has been previously



assessed. The principle of the minor lowering of the lower ground floor slab and installation of the damp proofing was already assessed and approved as part of the parent application and as such the principle of these works are not disputed. The requirements of this condition therefore relate purely to the submission of damp proofing details in order to ensure that they are suitable.

Following the submission of revised system details to address the concerns raised by officers, full details of a 'Newton' damp proofing system have been submitted. This was at the direct request of the Council's Conservation officers. The proposed Newton system would ensure that the damp proofing remains porous/permeable avoiding damage to historic fabric. Furthermore, this system would be reversible, limiting its impact upon the historic building. The agents for the application have confirmed that should any historic Yorkstone be unearthed during the installation of the damp proofing, these would be retained and reused in situ where feasible. As such, the proposed details are considered to appropriately safeguard the special architectural and historic interest of the GI listed building.

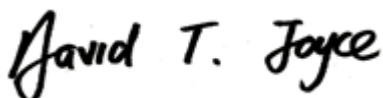
One objection comment was initially submitted, but subsequently withdrawn following the receipt of revisions/confirmations. The planning history of the site has been taken into account when coming to this decision. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving the special architectural and historic interest of the GI listed building 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 proposed development is in accordance with of policy D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4a (proposed joinery), 4b (new plasterwork), 4c (replacement stair balustrading), 4d (replacement fireplaces), 4e (replacement lighting) and 4f (new facing materials) of listed building consent 2017/3280/L granted on 1 August 2017 are outstanding and require details to be submitted and approved.

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