

Application ref: 2017/6419/P
Contact: John Diver
Tel: 020 7974 6368
Date: 26 February 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
36-37 Chester Terrace
London
NW1 4ND

Proposal:
Submission of replacement external door and stair details, as required by condition 4 of planning permission 2017/2991/P dated 01/08/2017, (Various minor external alterations to pair of Grade I listed dwellings (Class C3) at lower ground floor level including replacement doors and steps to light wells and rationalisation of rear vent).

Drawing Nos: PL-53 External door detail - DL02; PL-54 External door detail - DL14; PL-55 External door detail - DL18; PL-56 Typical light well detail

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 replacement external doors and rear lightwell stairs 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 detailed design of these replacements in order to ensure that they are appropriate for their setting.

Detailed plans (1:10) of all external doors have been submitted to support the application. The plans show that the replacement doors would be of timber construction and would feature profiles to match the existing. To the rear lightwell, non-openable fanlights with hardwood timber frames would be installed within the existing opening above the replacement doors. The proposed door replacements are considered to be of high quality in terms of their materials, detailed design and finish. The replacements would be considered an improvement from the existing, modern doors. Details plans have also been submitted providing full details in respect to the rear lightwell resurfacing/stair replacement. The details demonstrate that the amended rear lightwell would be finished to a high standard, utilising high quality Yorkstone. These works would represent a significant improvement beyond the existing situation and are thus welcomed by officers.

In light of the above, the proposed door and lightwell details would not have a harmful impact on the appearance of the host buildings and streetscene. It is therefore considered that the proposed details are appropriate, preserving the character and appearance of the listed building and conservation area. It is considered that submitted details are adequate to discharge condition 4.

The proposed details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the proposed development. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the GI listed building and the Regents Park Conservation Area, under s.66 and 72 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 general accordance with of policies D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the National Planning Policy framework 2012.

- 2 You are advised that all conditions relating to planning permission 2017/2991/P (dated 01/08/2017) which need details to be submitted, have been approved.

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 T. Joyce

David Joyce
Director of Regeneration and Planning