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Application Ref: **2017/5224/L**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **5101**

15 May 2018

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**10 Chester Place**  
**LONDON**  
**NW1 4NB**

Proposal: External and internal works including refurbishment of doors (including basement vaults) and all windows, reinstatement of bottle balustrade on the front parapet at third floor level, replacement of ground floor window on the rear elevation with French door opening and installation of a Juliet balcony, installation of new rain and soil water pipes, reinstatement of natural welsh slate roof tiles, 1 x satellite dish and boiler flue on the rear roof slope and associated internal alterations including installation of secondary glazing on all windows at the rear, reinstatement of original doors, skirting boards, cornices and architraves all in association with the single family dwelling (C3 use class).

Drawing Nos: EX.000; EX.100; EX101; EX102; EX.103; EX.104; EX.105; EX.200; EX.201; EX.202; EX.203; EX.204; DM.100; DM.101 rev A; DM.102; DM.103; DM.104; DM.105; DM.200; DM.201 rev A; DM.202; DM.203 rev A; DM.204; PR.100 rev A; PR101 rev C; PR102; PR103 rev A; PR.104 rev A; PR.105; PR.200 rev A; PR.201 rev B; PR.202; PR.203; PR.204; PR.300; DET.200; DET.5000; DET.5001; DET.5002 rev A; DET.5003 rev A; DET.5004; DET.5005.1; DET.5005.2; DET.5008; DET.100.1; DET.100.2; DET.101.1; DET.102.1; DET.102.2; DET.103.1; DET.103.2; DET.104.1; DET.104.2; DET.105.1; DET.105.2; DET.106.1; DET.106.2; DET.107.1; DET.107.2; DET.108.1; DET.108.2; DET.109.1; DET.109.2; DET.110.1; DET.110.2; DET.111.1; DET.111.2; DET.113.1; DET.113.2; DET.114.1; DET.114.2; DET.115.1; DET.115.2; DET.116.1; DET.116.2; DET.117.1; DET.117.2; DET.118.1; DET.118.2; DET.119.1; DET.119.2; Design and



Access Statement produced by TF Architecture dated August 2017; Historic Building Report produced by Donal Insall Associates dated September 2017; Structural report produced by Price&Myers Consulting Engineers dated August 2017; Window Schedule produced by TF Architecture Issue Date: 171009; Door Schedule produced by TF Architecture Issue Date: 171009; Vertical Sliding window details extract from Series 20 Slimline brochure produced by Selectaglaze.

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 comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

EX.000; EX.100; EX101; EX102; EX.103; EX.104; EX.105; EX.200; EX.201; EX.202; EX.203; EX.204; DM.100; DM.101 rev A; DM.102; DM.103; DM.104; DM.105; DM.200; DM.201 rev A; DM.202; DM.203 rev A; DM.204; PR.100 rev A; PR101 rev C; PR102; PR103 rev A; PR.104 rev A; PR.105; PR.200 rev A; PR.201 rev B; PR.202; PR.203; PR.204; PR.300; DET.200; DET.5000; DET.5001; DET.5002 rev A; DET.5003 rev A; DET.5004; DET.5005.1; DET.5005.2; DET.5008; DET.100.1; DET.100.2; DET.101.1; DET.102.1; DET.102.2; DET.103.1; DET103.2; DET.104.1; DET.104.2; DET.105.1; DET.105.2; DET106.1; DET.106.2; DET.107.1; DET.107.2; DET108.1; DET.108.2; DET.109.1; DET.109.2; DET.110.1; DET110.2; DET.111.1; DET.111.2; DET.113.1; DET113.2; DET.114.1; DET.114.2; DET.115.1; DET.115.2; DET.116.1; DET.116.2; DET.117.1; DET.117.2; DET.118.1; DET.118.2; DET.119.1; DET.119.2; Design and Access Statement produced by TF Architecture dated August 2017; Historic Building Report produced by Donal Insall Associates dated September 2017; Structural report produced by Price&Myers Consulting Engineers dated August 2017; Window Schedule produced by TF Architecture Issue Date: 171009; Door Schedule produced by TF Architecture Issue Date: 171009; Vertical Sliding window details extract from Series 20 Slimline brochure produced by Selectaglaze.

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 The proposal includes the reinstatement of the missing bottle balustrade on the front parapet. This is welcomed as it would match the neighbouring properties and restore an important historic feature on the front façade of the building. This would enhance the character and appearance of the building and the surrounding conservation area.

The proposal also includes the replacement of the welsh slates on the roof of the building. The agent has confirmed that the existing salvaged slates will be retained and reused on the front roof slope and new slates will be introduced on the rear roof slope. A condition would be added to the planning permission requiring the submission of a method statement and proposed roof plan showing the distribution of the slates across the entire roof plus the requirement for a sample of the slate to be introduced to ensure it is a close match in terms of colour, texture and size. A satellite dish and boiler flue would be installed on the rear roof slope. The dish would be attached to the chimney breast. It is considered that it would not have an impact on the historic fabric of the listed building.

The modern doors to the vaults would be replaced with panelled doors. This would be considered acceptable.

The applicant has revised the element of the scheme whereby the existing rear upper ground floor window (which is partially visible from Albany Street) is to be retained and refurbished. This is considered to be sympathetic to the listed building and the contribution it makes to the wider terrace and conservation area.

Other minor alterations include rationalisation of the external drainage to ensure original vertical paths are re-established. It is considered that the proposed works would enhance the character and appearance of the building and the surrounding conservation area and would be considered acceptable.

The proposal includes internal reconfiguration of rooms at basement level and reinstatement of historic features on all floors as most of the historic detailing within the property has largely been lost. This is welcomed.

The plans have been revised to simplify the replacement door designs at secondary levels of the building and retain and refurbish built-in wardrobes at third floor level which is supported.

Historic England has been consulted on the application and a response was received on 1st November 2017. This recommended that the Council should determine the application in line with its Local Plan policies and has been endorsed by the Secretary of State.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the

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

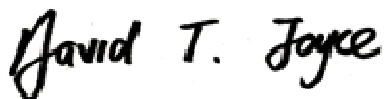
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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).
- 3 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