

Application ref: 2017/4608/P
Contact: Elaine Quigley
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Date: 15 May 2018

Development Management
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TF Architecture
2-3 Woodstock Street
London
W1C 2AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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, installation of new rain and soil water pipes, reinstatement of natural welsh slate roof tiles, 1 x satellite dish and boiler flue on rear roof slope and associated internal alterations 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; Design and Access Statement produced by TF Architecture dated August 2017; Historic Building Report produced by Donal Insall Associates dated September 2017.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 2017.

- 3 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; Design and Access Statement produced by TF Architecture dated August 2017; Historic Building Report produced by Donal Insall Associates dated September 2017.

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) a method statement and proposed roof plan showing the distribution of the slates across the entire roof;

(b) A sample of the new slates to be introduced to the roofslopes including details of colour, texture and size.

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.

- 5 The satellite dish and boiler flue hereby approved shall be coloured to match, as closely as possible, the adjacent building fabric.

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.

Informatives:

- 1 Reasons for granting permission.

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 required to secure 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. Views of the dish and flue would be mainly screened by the chimney breast. In order to ensure that they would not have an impact on views from the street or impact on the character and appearance of the conservation area a condition would be attached requiring them to be coloured to match the adjacent building fabric.

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 so that the existing rear upper ground floor window (which is partially visible from Albany Street) is to be retained and refurbished rather than replaced by a door. 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.

Due to the nature of the works it is considered that they would not have any impact on the amenity of neighbouring occupiers or properties.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The Conservation Area Advisory Committee (CAAC) originally objected to the proposal due to the extent of the demolition works. Following discussions with the CAAC regarding the limited amount of historic fabric that remains internally in the building they have subsequently withdrawn their objection. No further objections were received prior to making this decision.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 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).

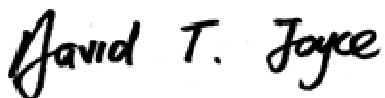
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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

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