

Application ref: 2018/3047/L
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 15 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Purcell
15 Bermondsey Square
Tower Bridge Road
London
SE1 3UN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
28 Chester Terrace
London
NW1 4ND

Proposal:

Internal alterations to LGF, GF, 2F & 3F.

Drawing Nos: Design & access statement, 100C (exist bf, gf 1f), 101B (exist 2f, 3f and roof), P 03 201E (propo 2f, 3f and roof), P03 203C (2f, 3f, roof demo), P03 202C (bf, gf 1f demo), heritage statement, location plan, site plan, 204D (propo sec AA and BB), SK01 (propo banisters)

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:

Design & access statement, 100C (exist bf, gf 1f), 101B (exist 2f, 3f and roof), P 03 201E (propo 2f, 3f and roof), P03 203C (2f, 3f, roof demo), P03 202C (bf, gf 1f demo), heritage statement, location plan, site plan, 204D (propo sec AA and BB), SK01 (propo banisters)

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 application site is a very grand grade-1-listed house of 1826 by Nash, part of a palatially composed terrace and making a positive contribution to the Regent's Park Conservation Area. It was largely rebuilt behind a retained façade by 1964 so little of significance remains internally.

The applicant wishes to rearrange non-original partitions and carry out various non-structural minor alterations.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has supplied a letter of flexible authorisation that has been ratified by the NPCU. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the 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 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 NPPF.

- 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).

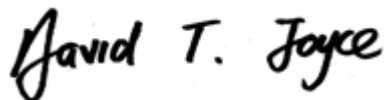
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control 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 paragraph 38 of the National Planning Policy Framework 2018.

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