



Historic England

LONDON OFFICE

Ms Rose Todd  
London Borough of Camden  
Development Management  
Town Hall  
London  
WC1H 9JE



19 February 2019

Dear Ms Todd

**Arrangements for Handling Heritage Applications Direction 2015**

**Authorisation to Determine an Application for Listed Building Consent as Seen Fit**

**15 CHESTER TERRACE, LONDON, NW1 4ND**  
**Application No 2018/6364/P**

Applicant:	Sandhu (c/o Dovetail Architects Ltd)
Grade of building(s):	I
Proposed works:	General refurbishment of building, including relocation of some internal walls, relocation of staircase from existing third floor to roof level, raising floor level on part of second floor and lowering of floors in existing vaults, with alterations to existing external vault doors to enable access from lower ground floor.
Drawing numbers:	3902-PL01 - 3902-PL23A (drawings as published online)

Date of application:	1 February 2019
Date of referral by Council:	1 February 2019
Date received by Historic England:	1 February 2019
Date referred to CLG:	19 February 2019

You are hereby authorised to determine the application for listed building consent referred to above as you think fit.



*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.*



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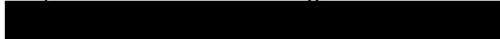
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Yours sincerely



**Kathy Clark**

Inspector of Historic Buildings and Areas



NB: This authorisation is not valid unless it has been appropriately endorsed by the Secretary of State.



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**15 CHESTER TERRACE, LONDON, NW1 4ND**  
**Application No. 2018/6364/P**

Thank you for your letter of 1 February 2019 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

*Significance*

Chester Terrace was built in c1825 by James Burton to designs by John Nash. The neoclassical terrace consists of 42 town houses and is 280 metres in length, making it the longest unbroken façade of the grand palatial terraces in Regent's Park. As described in the Heritage Statement included in this application, Chester Terrace was rebuilt behind a retained façade in the 1960s after suffering extensive bomb damage, and little original fabric survives internally. However, the terrace remains of outstanding architectural and historic interest for its association to Nash and its external neo-classical form. The high significance of the building is reflected in its listing at Grade I.

*Impact*

The proposals include the removal of some internal walls at lower ground, second, and third floor levels, replacement of non-original staircases at lower ground and third floor levels, plus general refurbishment works throughout. Based on the photographs supplied with the application, none of these features appear to be original and these works are unlikely to involve intervention into significant historic fabric.

However, it is also proposed to lower the floor level in the vaults at lower ground floor level in order to increase the floor-to-ceiling height and make these spaces more useable. It is not clear from the application whether any significant fabric survives in this location, but this aspect of the proposals could result in the loss of some historic



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fabric.

### *Policy*

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) sets out the obligation on local planning authorities to pay special regard to safeguarding the special interest of listed buildings and their settings.

The National Planning Policy Framework (NPPF) sets out the Government's policies for decision making on development proposals. At the heart of the framework is a presumption in favour of 'sustainable development'. Protecting and enhancing our environment is identified within the key environmental objective which delivers sustainable development.

Paragraph 189 states that local planning authorities should require the applicant to describe the significance of an affected heritage asset in a level of detail proportionate to the building's significance and sufficient to understand the potential impact of the proposals on the asset's significance. In this case the building is Grade I listed.

With regard to considering potential impacts, paragraph 193 states that 'great weight should be given' to conserving heritage assets in a manner appropriate to their significance, irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance. Paragraph 194 requires that any harm to a designated heritage asset should require 'clear and convincing justification'. Paragraph 196 states that in cases where proposals would lead to less than substantial harm to the significance of a designated heritage asset, this harm needs to be weighed against public benefits and, where appropriate, securing the optimum viable use.

### *Position*

While most of the proposals will not have an impact on any surviving significant features, the proposed lowering of the floor levels in the basement vaults could result in the loss of some historic fabric. Based on the information supplied with the application, it is not clear whether any significant historic fabric survives in this location that might be affected by the proposals. Historic England has no objection to the proposals in principle, but your Authority should be satisfied that there has been sufficient investigation to determine the extent of surviving historic fabric in the vaults.

### **Recommendation**

Your Authority should take these representations in account and determine the application in accordance with national and local planning policy and in consultation with your specialist conservation advice. In particular, your Authority should be satisfied that the applicant has provided sufficient detail in their application to meet the requirements set out in paragraph 189 of the NPPF. We have drafted the necessary letter of authorisation for your Authority to determine the application as you see fit and



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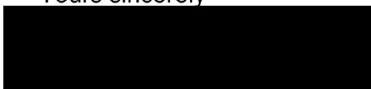
have referred this to the National Planning Casework Unit (NPCU) (copy attached). You will be able to issue a formal decision once the NPCU have returned the letter of authorisation to you, unless the Secretary of State directs the application to be referred to them.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely



**Kathy Clark**  
Inspector of Historic Buildings and Areas



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