

Application ref: 2019/2225/P  
Contact: Elizabeth Martin  
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Date: 26 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Metropolitan Development Consultancy  
66 Bickenhall Mansions  
Bickenhall Street  
London  
W1U 6BS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**1 Chester Place  
London  
NW1 4NB**

Proposal:

Structural reinforcement and associated repair and restoration works of the flank wall.

Drawing Nos: 2018\_11\_16 02962L - Limited Structural Report(1)

1 Chester Place -Existing Basement plan (2)

1 Chester Place -Existing Ground floor plan

1 Chester Place -Existing First floor plan

1 Chester Place -Existing Second floor plan

1 Chester Place -Existing Third floor plan

Elevations

8173 10 Existing plans and elevations

8173 11 Proposed plans and elevations

8173 Design and Access Statement

8173 Heritage Statement(1)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 if in CA] 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:

2018\_11\_16 02962L - Limited Structural Report(1)

1 Chester Place -Existing Basement plan (2)

1 Chester Place -Existing Ground floor plan

1 Chester Place -Existing First floor plan

1 Chester Place -Existing Second floor plan

1 Chester Place -Existing Third floor plan

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8173 Heritage Statement(1)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Notwithstanding the approved schedule of works, the render to be applied to the external walls will be a cement, lime and sand mix to match the existing.

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 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).
- 2 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.

### 3 Reasons for granting planning permission:

1 Chester Place forms part of a Grade I listed terrace of 12 houses by John Nash, dating from 1826 and situated in the Regents Park Conservation area. This conservation area is of national and international importance. The comprehensive masterplanning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London.

The application seeks to carry out structural reinforcement and associated repair and restoration works following subsidence of the flank wall. The application contains a detailed structural report and schedule of works. It is evident from this information and the additional information provided in the Heritage Statement and Design and Access Statement that the works are justified and necessary and the least harmful approach to the preservation of the building has been taken. It is considered that the works will serve to preserve the significance of the heritage asset and the wider conservation area, as required by Local Plan Policy D2.

The proposed works will not harm the special interest of the Grade I 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 responded to the consultation authorising the local authority to determine the application as we see fit. The authorisation letter has been stamped by the NPCU. The Regent's Park Conservation Area Advisory Committee were consulted and responded stating 'We are concerned that the repairs should not introduce inflexibility into the historic structure which would lead to differential movement and long-term harm to the sustainability of the building. Otherwise, we have no objection'. The applicant was contacted and asked to confirm that the proposed render will not be an impervious cement mix and if so, what the mix will be due to the Schedule of Works stating: Apply two coats of cement and sand render on exposed existing brickwork walls and leave with a smooth surface. The applicant confirmed that this was an error on the schedule of works and that a cement, lime and sand render will be applied to the external walls to match existing. A condition has been applied to the approval stating that notwithstanding the schedule of works, a cement, lime and sand render to match the existing will be applied to match the existing.

The proposed works will not harm neighbouring amenity.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building and setting of adjacent listed buildings, under s.66 and 72 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 NPPF.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer