

Application ref: 2019/2236/L
Contact: Elizabeth Martin
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Date: 26 June 2019

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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:

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)

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.

- 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 Reason for granting listed building consent:

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 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.

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 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.
- 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.

- 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.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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