

Application ref: 2019/0630/L
Contact: Rose Todd
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Date: 10 September 2019

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

15 Chester Terrace
London
NW1 4ND

Proposal:

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; installation of AC unit in front lightwell.

Drawing Nos:

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:

3902_PL12 Existing section C-C
 3902_PL11 Existing section B-B
 3902_PL10 Existing section A-A
 3902_PL09 Existing elevations
 3902_PL08 Existing roof plan
 3902_PL07 Existing third floor plan
 3902_PL06 Existing second floor plan
 3902_PL05 Existing first floor plan
 3902_PL04A Existing ground floor plan
 3902_PL03A Existing lower ground floor plan
 3902_PL02 Existing site plan
 3902_PL01 Site location plan
 3902_PL13 Proposed site plan
 3902_PL20 Proposed elevations
 3902_PL21 Proposed section A-A
 3902_PL22A Proposed section B-B
 3902_PL23A Proposed section C-C
 3902_PL19B Proposed roof plan
 3902_PL18B Proposed third floor plan
 3902_PL17B Proposed second floor plan
 3902_PL16B Proposed first floor plan
 3902_PL15B Proposed ground floor plan
 3902_PL14B Proposed lower ground floor plan
 Schedule of works
 Heritage Statement

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 Detailed drawings, or photographs as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Details of the proposed fireplace and fire surround to replace the existing fireplace at first floor level. Drawings scale 1:10 or photographs will be considered acceptable.
 - b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

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.

- 5 Prior to the commencement of works, a method statement, including details of (i) removal/dismantling of the walls and the concomitant introduction of

supporting joists; (ii) works to staircases shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

6 Noise:

Noise emitted by all building services plant, shall not exceed the design criteria of 26dBA at the nearest sensitive receptor at any time when the plant is operating. The proposed plant shall be installed and constructed to ensure compliance with the mitigation measures identified in Section 6.2 of the acoustic report. In addition the existing equipment on the roof is to be removed prior to use of the new unit.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting listed building consent:

15 Chester Terrace is part of the grand palace-style terrace of 37 houses built around 1825. The neoclassical terrace, statutorily listed Grade I, was built by James Burton to the design of John Nash. The terrace is of stucco, the longest unbroken facade in Regent's Park with an alternating system of bays. The main block (Nos 6-38) is of a symmetrical composition of 3 and 4 storeys. 3 windows to each house.

The front elevation of No. 15 is slightly projecting with a screen of 6 fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above.

The terrace suffered severe bomb damage during WWII and hence the only original part of the terrace is the façade, the interior and rear parts of the terrace being ostensibly rebuilt in the 1960s. The terrace (but in essence the façade) is listed for its association with John Nash.

15 Chester Terrace has undergone a certain amount of both authorised and unauthorised internal alteration. The application is for permission for limited internal alterations to rationalise the layout of existing rooms. This includes change to a small number of internal partitions, upgrading services, modification to two staircases and works to the existing vaults which have previously been modified.

The original 19th century domestic layout of the houses within the terrace is not known and what we have now is a layout that was deemed suitable for office use in the 1960s.

At lower ground floor level the proposed work includes the simplification of the floor plan including the incorporation of a windowless corridor kitchen along with the room adjacent into a single room at the front of the house lit by natural light from the front light-well. The corridor created ensures a protected fire-escape at lower level to the front of the house.

Air-conditioning was installed as part of the 1960s refurbishment of the terrace. The proposal is for the removal of the existing equipment from the roof and the installation of modern more efficient units within the front light-well - the original location for the air-conditioning units when they were first installed in the 1960s.

At first floor level the proposal includes the replacement of the current replacement fireplace and surround. Details of the new fireplace will be conditioned to ensure the work is in keeping with the character and significance of the terrace.

At third floor level reconfiguration of the available space will rationalise the arrangement of rooms and reduce and rationalise the corridors.

At roof terrace level the proposal includes the removal of unsightly and out-dated air-conditioning equipment and the rationalisation of the area to create a more pleasant and useable space.

Since the fabric of the interior of the terrace is all modern it is considered that the proposal will have limited implications to the historic significance of the property.

The application has been advertised in the press and by means of a site notice. The site's planning history and that of neighbouring properties in the terrace have 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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer