

Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

(Via Planning Portal Website only)

16th March 2020

Dear Sir/Madam,

Re: 36-37 Chester Terrace, London, NW1 4ND

We are instructed by our client to submit an application for amendments under Section 73 of the Town and Country Planning Act (1990) to planning permission 2017/2991/P and an application under Section 19 of the Planning and Listed Building Act to amend the listed building consent 2017/3280/L.

Accordingly we submit the following documentation via the Planning Portal to support the application:

- Application Form
- The relevant certificate (Certificate B)
- Planning Report with Design and Access Statement, including:
 - Review of recent planning history and consultations
 - Overview of the existing property and its history
 - Details of the proposal, its impact, and benefit
 - Heritage Assessment
 - Structural Proposal
 - Historic England Listing
 - Pre-Application Advice & Planning Correspondence
 - Correspondence with the Conservation Area Advisory Council
- Site Location Plan (Scale 1:1250);
- Existing and Proposed Drawings with Drawing Issue Register

Site and Context

The property is in the Crown Estate and part of a grade-I listed terrace dating from c1825 by John Nash, and within the Regent's Park Conservation Area. The terraces, including Nos. 36 & 37, were substantially rebuilt behind retained facades in the 1960s following war damage and neglect.

36-37 Chester Terrace is a private residence set over 5 storeys to the west of Regent's Park. The residence comprises two adjoining terraced properties that were unified and considerably altered following the award of planning and listed building consent in 2009.

Background:

Since planning permission and listed building consent was granted on the 1st August 2017, a number of items are no longer required therefore reducing the main scope. These are described in detail in the Design & Access Statement.

Proposal:

The proposal only seeks to lower the slab in the existing Garage area, the rest of the lower ground slab will remain as existing. The lower ground staircase winders are being replaced with 3 new straight steps and the balustrade and handrail retained. New finishes and sanitaryware are proposed in Her Bathroom S03 and the wardrobe partition in Bedroom 05 to be removed.

Externally, the lightwells levels and finishes are to be retained. Enlarged louvres to the pavement vaults are proposed to provide better ventilation to plant equipment in ELG12 & ELG13 and small vents introduced to provide adequate ventilation to the back of house areas.

Summary

The proposal has been informed by a clear understanding and appreciation of the significance, in terms of character and appearance, of the Listed Building and Regent's Park Conservation Area as heritage assets, and the contribution of No. 36-37 Chester Terrace to the collective value of the Terrace and Conservation Area.

It is with this understanding that previous comments by the Camden planning department and the Regent's Park Conservation Area Advisory Committee have been considered and responded to within the Planning Report with Design and Access Statement.

Please do not hesitate to contact me should there be any matters which could prevent or delay the granting Listed Building Consent, in order for these to be resolved.

Yours faithfully

Claudia Valcarcel, DipArch
Architectural Designer

For and on behalf of Stanhope Gate Architecture Ltd