

Application ref: 2020/0326/P
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 20 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
18 Chester Terrace
London
NW1 4ND

Proposal:
Internal alterations, enlargement of sky light and installation of three external CCTV cameras.
Drawing Nos: Design and access statement alterations, proposed set alterations (all proposed drawings), dome camera, site plan, drawings 100, 101, 102, 103, 104, 105, 231, 250, 251 (existing drawings), heritage impact assessment

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:

Design and access statement alterations, proposed set alterations (all proposed drawings), dome camera, site plan, drawings 100, 101, 102, 103, 104, 105, 231, 250, 251 (existing drawings), heritage impact assessment

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

Informative(s):

- 1 The site is a palatially composed stucco townhouse of the early 19th century by Nash, listed grade I and making a positive contribution to the Regent's Park Conservation Area. It is said that only the retained façade is original, with the interior dating from a 1960s intervention.

Internally, the applicant wishes to carry out various partition alterations. The basement is to be reconfigured to allow for the front room to accommodate two single rooms via stud partition and the internal garage is to be converted into a kitchen

On the ground floor, the kitchen will be subdivided, the stud partition between reception rooms will be widened and there will be a wider doorway to the front room.

At first floor level, there will be new doors to the sitting room and new doors between the reception rooms

At second floor level, there will be alterations to the master suite and the extension of the bathroom

On the third floor the bathrooms and bedrooms will be reconfigured.

Externally, three CCTV cameras will be affixed. Following negotiation, these have been changed from a bullet model to a dome one and the unit to the front will be set under the bridge to reduce its impact. A roof light will be slightly enlarged.

Beyond the ground floor front room and stair compartment, which are of an appropriate plan form and remain unaltered, the plan form of the house is ahistorical, with a lift shaft flanked by various small rooms stacked through the rear section of the house. Taken in conjunction with the absence of historic fabric, the alterations are not considered harmful.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice,

whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the NPCU. The site's planning history has been taken into account in making this decision.

No objections have been received prior to making this decision. 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, 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.

- 2 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.
- 3 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).

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