

Application ref: 2020/0503/L  
Contact: Nick Baxter  
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Date: 20 March 2020

**Development Management**  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 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 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.

- 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: 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 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.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

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 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.

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.

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