

Application ref: 2020/0488/L  
Contact: Rose Todd  
Tel: 020 7974 3109  
Date: 19 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dovetail Architects Ltd  
Suite 4, First Floor  
Clock Tower House  
Horndon Industrial Estate  
West Horndon  
CM13 3XL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**15 Chester Terrace  
London  
NW1 4ND**

Proposal:

Relocation of kitchen from ground to lower ground floor. Variation of previously approved scheme (2018/6364/P + 2019/0630/L).

Drawing Nos:

Design and Access Statement

3902\_PL01 Location Plan

3902\_PL02 Existing Site Plan

3902\_PL15B Approved Ground Floor Plan

3902\_PL15C Proposed Ground Floor Plan

3902\_PL21 Approved Section A - A

3902\_PL14B Approved Lower Ground Floor Plan

3902\_PL14C Proposed Lower Ground Floor Plan

3902\_PL21B Proposed Section A - A

3902\_PL22C Proposed Section B - B(2)

3902\_PL23C Proposed Section C - C

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:

Design and Access Statement

3902\_PL01 Location Plan

3902\_PL02 Existing Site Plan

3902\_PL21 Approved Section A - A

3902\_PL21A Proposed Section A - A

3902\_PL22A Approved Section B - B

3902\_PL22B Proposed Section B - B

3902\_PL15B Approved Ground Floor Plan

3902\_PL15C Proposed Ground Floor Plan

3902\_PL14B Approved Lower Ground Floor Plan

3902\_PL14C Proposed Lower Ground Floor Plan

3902\_PL21B Proposed Section A - A

3902\_PL22C Proposed Section B - B(2)

3902\_PL23C Proposed Section C - C

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.

## Informative(s):

- 1 Reasons for granting listed building consent (delegated):

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.

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.

Consent was previously granted (2018/6364/P and 2019/0630/L) for reorganisation of the interior which had been subjected to a certain amount of unauthorised change.

The current application is to relocate the kitchen from the ground floor (approved previously) to the lower ground floor and associated works. This change returns the lower ground floor to the historic use of the early 19th century when the kitchen, pantry, laundry, servants' rooms and the like would have been located in this part of the house.

The work includes the slight lowering of the modern concrete slab floor at basement level. Intervention at floor level will preserve more historic material by removing the need to intervene structurally elsewhere. 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 proposed changes are not seen as either contentious or deleterious to the architectural significance of the grade I listed building or to the wider terrace.

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

Regent's Park Conservation Area Advisory Committee has responded with no objection to the relocation of the kitchen. Three objections have been received raising concerns over the location of the kitchen. In this instance the LPA does not agree that these objects are material, or that change of room use will harm the architectural significance of the terrace. The change in room use is not considered contentious since when originally built the servants domain and kitchens would have been located on the lower ground floor. No works to the vaults are proposed in this application. Historic England issued a letter of flexible authority endorsed by the Planning Casework Unit..

The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.
- 5 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.
- 6 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer