



**40 Chester Terrace, London, NW1 4ND**

**Design & Access / Heritage Statement**

*Applications for full planning permission (householder) and listed  
building consent*

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# AZ URBAN STUDIO

## Design & Access and Heritage Statement

### 40 Chester Terrace, London, NW1 4ND

Client: Daniela Neves

Reference: AZ1836  
Status: Rev A  
Date: 30.06.20

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## 1. Introduction

1.1. This combined Design & Access and Heritage Statement has been prepared on behalf of the applicant Daniela Neves and is submitted in support of an application for Full Planning Permission (householder) and Listed Building Consent for internal and external works to the dwelling house at 40 Chester Terrace, London, NW1 4ND. The works have been designed by Groves Natcheva Architects and are described as:

*“Internal works: alterations to replace modern fixtures, fittings, finishes, services and partitions. External works: alterations to infill side lightwell to lower ground floor, remove associated modern metal steps and railings to lightwell and create new stone steps; waterproofing of lower ground floor; widened opening at lower ground floor to rear patio; new window opening and door in rear wing at ground floor; new skylight, replacement roof covering, enlarged inner courtyard window opening, and new render panel at lower ground floor to link element; minor works of repair to front balcony, railings and chimneys.”*

1.2. This report sets out the history of 40 Chester Terrace and its relevant context, provides an assessment of the significance of the listed building and the conservation area within which it is located, describes the works that are the subject of the present applications, and then provides an assessment of the impact of the works upon that significance. It concludes setting out why the works undertaken are considered appropriate and should be granted permission and consent.

1.3. This version of the report (Rev A) has been updated to provide and accompany further information and assessment following a site meeting with LB Camden Officer Anna Foreshew in February 2020, and subsequent email correspondence. The further information provided includes:

- Additional evidence of the historic development of the building
- Significance plans
- Further Significance Assessment of the Conservation Area
- Damp report by Hutton & Rostron and associated update to proposals
- Window and door condition survey by Barker Associates
- Updated Impact Assessment upon the designated heritage assets

## 2. The site and its context

### *Description*

- 2.1. 40 Chester Terrace is a single dwelling that forms part of a neo-classical terrace designed by John Nash and built in the early-mid 19<sup>th</sup> century. The terrace as a whole designed by Nash comprises 37 terraced houses which boast an unbroken façade of circa 280 metres, and 5 semi-detached houses. The terrace is located on the eastern side of Regents Park and is separated from the park by both private gardens and the public highway.
- 2.2. 40 Chester terrace comprises four storeys above ground with a basement level below. The property benefits from a small rear courtyard at basement level and a sizable private garden to its northern elevation at ground floor level.
- 2.3. The dwelling is faced with Stucco with a brick rear elevation. The northern elevation has a number of blind windows, and a small side lightwell enclosed by modern metal railings with metal steps bridging the lightwell to serve French doors. The property has a slate roof, and timber framed sash windows to the main elevations.

### *Designated Heritage Assets*

- 2.4. A range of sources have been consulted to research and examine the history of the designated heritage assets engaged (listed building, conservation area), and these include the Greater London Historic Environment Record, London Metropolitan Archives (including the London Picture Archive), Ordnance Survey mapping, Historic England published information, and history of the development of the site help by LB Camden on the planning register. Secondary published sources have also provided commentary and information to aid understanding, including references and reporting of historic Crown Estate publications and reports.
- 2.5. The building itself has also been carefully examined to understand the process of change that it has experienced, including an extensive refurbishment internally in recent years. Soft investigative works have been undertaken including removal of panels, plug sockets and other fittings

where possible to examine the nature of the building fabric within which they area located.

### *The listed building*

2.6. The property was statutorily listed on 14<sup>th</sup> May 1974 at Grade I, as part of the wider terrace composition, with the list description providing the following:

*“Grand palace-style terrace of 37 houses & 5 semi-detached houses. c1825. By John Nash. For the Commissioners of Woods, Forests and Land Revenues. Built by J Burton. Stucco. Slate mansard roofs with attic dormers. EXTERIOR: the longest unbroken facade in Regent's Park (approx 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade by thin triumphal arches. Main Block (Nos 6-38): symmetrical composition of 3 and 4 storeys. 3 windows to each house. "A" bays, screen of 8 free-standing, fluted Corinthian columns supporting an entablature with modillion cornice above which a recessed attic storey with round-arched windows. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st floors with architraved sashes and continuous cast-iron balconies. "B" bays, round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. Architraved 1st and 2nd floor sashes; 1st floor with continuous cast-iron balcony. Main projecting modillion cornice at 3rd floor level. Cornice and blocking course above 2nd floor. "C" bays, slightly projecting with screen of 6 attached, fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st & 2nd floors with architraved sashes; 1st floor with continuous cast-iron balcony. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Linking triumphal arches with round-arched vehicle entrance flanked by pedestrian entrances. Inner elevations with 4 attached Corinthian columns supporting a modillion entablature above which a scrolled frieze, cornice and blocking course. Outer elevations with 4 Corinthian pilasters supporting a modillion entablature with panel inscribed "Chester Terrace", cornice and*

*blocking course. Nos 4 & 5 and Nos 39 & 40: to south and north of arches respectively. Channelled stucco ground floors. Square-headed doorways with panelled doors and fanlights. Recessed sashes, upper floors with architraves; 1st floors with continuous cast-iron balconies. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Right hand return of No.4 pedimented with blind windows. No.3: fronting on to Chester Gate. 2 storeys and basement. 4 windows. Forms the terminal return to main block. 3 central bays slightly projecting. Greek Doric prostyle portico; panelled door and fanlight. Recessed sashes, those flanking the portico with shouldered architraves (left hand blind). Right hand bay with projecting bay window surmounted by parapet with central balustraded panel. Cornice and blocking course with central feature of segmental-headed cut out block flanked by panelled dies. Left hand angle with enriched pilaster strip and surmounted by anthemion acroterion; right hand angle with anthemion acroterion only. Symmetrical west frontage to garden; 2 windows, 1st floor with balconies. Bust of Nash on bracket between 1st floor windows. Parapet with central urn. INTERIOR not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to garden and flanking steps. Nos 1, 2 & 41, 42: projecting pavilion blocks fronting Regent's Park and linked to main block by triumphal arches. Similar to "C" bays. 4 storeys. 5 windows and 3-window returns. Attached Corinthian columns (paired at angles) rise through 1st and 2nd floors to support entablature with projecting cornice; Corinthian pilasters to other fronts. Round-arched ground floor openings; windows architraved with margin glazing. Upper floors with recessed sashes; 1st floor with cast-iron balconies except central window. 2nd and 3rd floor form attic storeys (2nd floor windows architraved) with cornice at 3rd floor sill level and cornice and blocking course above 3rd floor. INTERIORS: not inspected. HISTORICAL NOTE: No.13 was the residence of CR Cockerell, architect and antiquary (English Heritage plaque). (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 120)".*

#### *The Regents Park Conservation Area*

- 2.7. The site is located within the Regents Park Conservation Area, designated on 1<sup>st</sup> July 1969.
  
- 2.8. The Regent's Park Conservation Area Appraisal and Management Strategy (July 2011) describes the special character of the conservation area stating

that “*the area covers the eastern segment of John Nash’s early 19th century Regent’s Park development. It is a small part of a greater scheme that extends to the west into the City of Westminster and comprises a unique planned composition of landscape and buildings, at once classical and picturesque*”.

2.9. The Appraisal continues setting out how “*the significance of the Regent’s Park area is of national and international importance. The comprehensive masterplanning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London. The integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here*”.

2.10. The Conservation Area Appraisal and Management Strategy provides the following description for Chester Terrace:

*“Chester Terrace is set back from the park with a strip of contained shared gardens with flowering plants, shrubbery and trees. Chester Terrace is the longest unbroken façade in the park (287m/840 ft) with a complex alternating system of bays (ABCBABCBA) totalling 99 bays, marked by giant Corinthian columns attached and detached in groups which rise from ground floor level. Balconies run continuously between and behind the columns. At either end are projecting wings, connected to the main façade by theatrically thin triumphal arches inset with the name ‘Chester Terrace’ across the full street width”.*

2.11. The Appraisal states that one of the key views emphasising the relationship of city to green space is the view of Chester Terrace from Chester Road and from Chester Place.

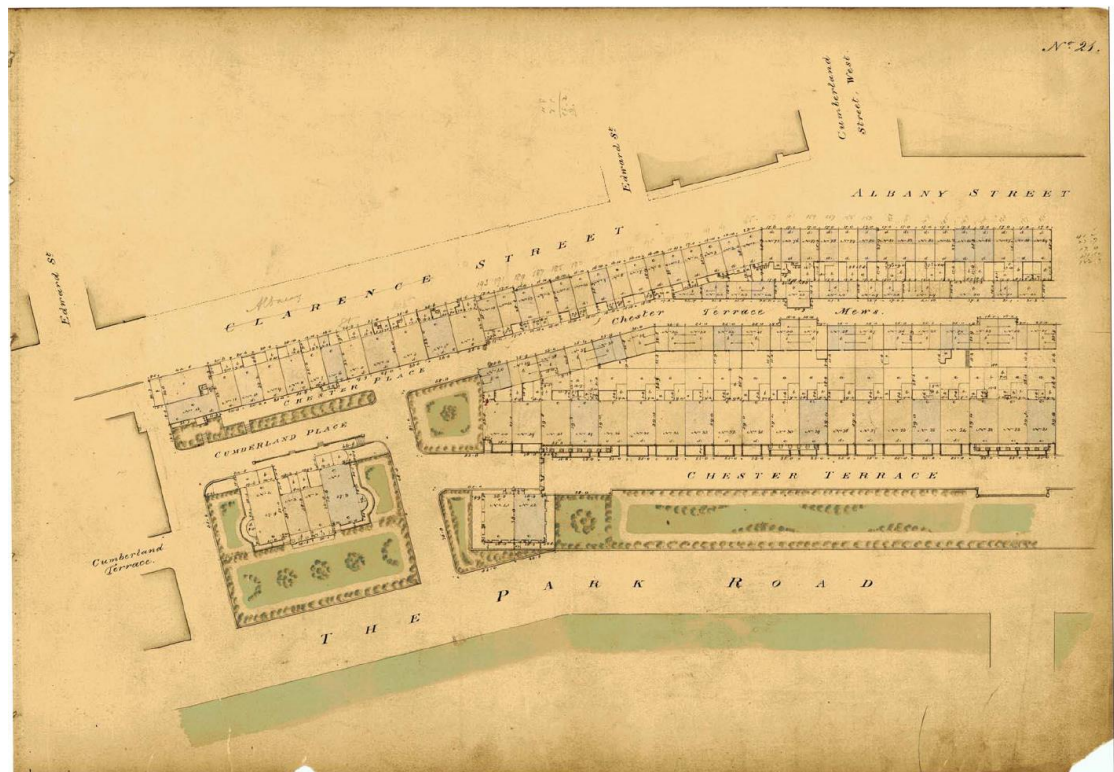
2.12. It notes at page 90 with regard to Chester Terrace that ‘*the whole of the internal construction of each house is new*’.

### 3. The Historic Development of the Site

3.1. As set out in the list entry description, the façade of Chester Terrace was designed by John Nash and constructed in 1825. The remainder of the building was the work of the project architect, James Lansdown. The Terrace was developed by James Burton, who also developed Cornwall and Clarence Terrace.

3.2. The 1834/35 Mayhew Survey below provides a detailed record of the form of Chester Terrace, together with Chester Terrace Mews and the immediate area, shortly after completion. It is notable from this detailed plan that

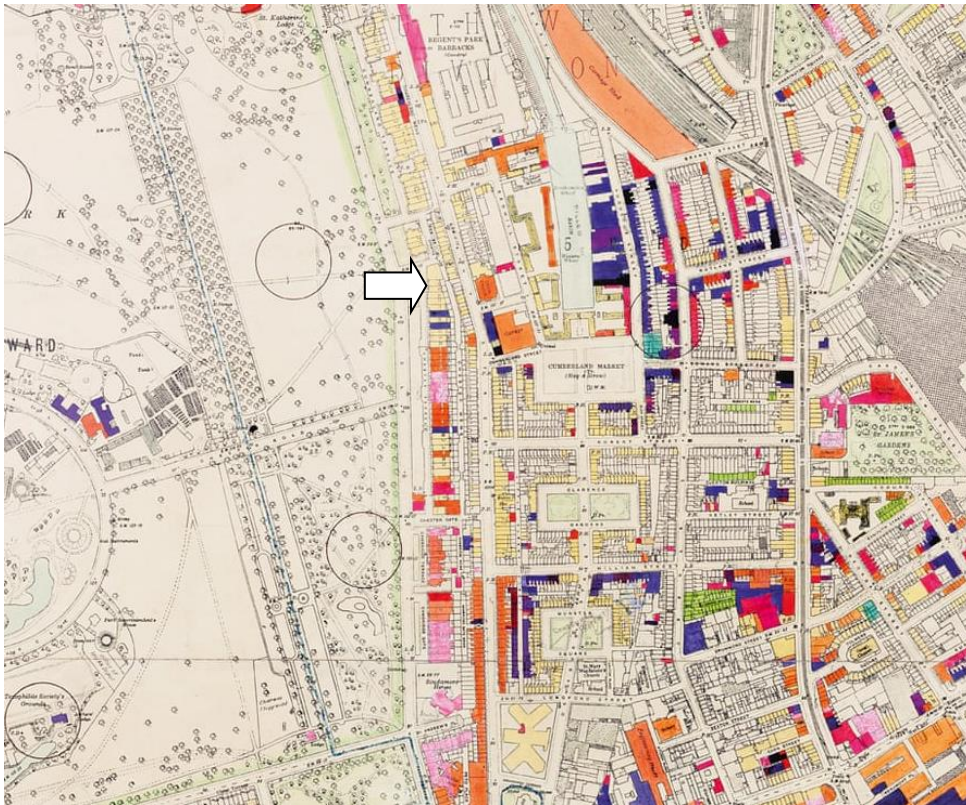
- The 'link' element between no.40 and its associated mews house is narrow, with the courtyard space being  $\frac{2}{3}$ <sup>rd</sup>s of the property width and the link element  $\frac{1}{3}$ <sup>rd</sup>
- No lightwell to the north (side) elevation is indicated
- The layout of the garden to the west is commensurate with that of a public garden rather than a private garden, and it appears that openings (i.e. gates) are located on the north-west corner of the garden, to provide public access



Mayhew Survey Plan 1834/5 Crown Estate Archives



- 3.3. If, as the plan indicates, the garden was originally a public (or private communal i.e. locked gated access for residents) space, it explains why side elevation windows at lower floor levels in that elevation were blocked reveals as opposed to glazed, to give the residents of no.40 an appropriate level of privacy.
- 3.4. The Regent's Park Estate was heavily impacted during the war by bomb damage, with properties in Chester Terrace damaged and some destroyed. Ordnance survey plans published in 1953, and the LLC Bomb Damage Maps held by London Metropolitan Archives for example, show extensive damage in the area including a number of properties within Chester Terrace (nos 35 and 33 for example) in the 'damaged beyond repair' category.



WWII Bomb Damage Map *London Metropolitan Archives*

- 3.5. Following the Second World War, the Government Ministry of Works requisitioned the leases for the entire terrace, and following repair works the buildings were occupied as Government offices, including the Ministry of Fuel and Power. The buildings were heavily altered internally during this period, including removal of internal stairs to increase usable space,

partitioning of spaces to create private office rooms, and connections through party walls to enable multiple units to be occupied as one office space.

3.6. This process of significant change can be seen clearly in the difference between the 1959 and 1968 OS plans, shown below.



1959 OS Plan (note 'ruin' to south of site)



1968 OS Plan

3.7. In that period, as explained in detail below, the vast majority of the mews and connecting link elements to the rear of the terrace were wholly removed (rear of nos. 39 and 40 being the exception), and extensive works of 'making good' carried out to the rear elevation of the terrace. The painted render seen at rear ground and first floor with regularised and squared fenestration along the whole terrace replacing what would have originally been a complex series of link elements and courtyards between the terrace and the mews.

3.8. Whilst the form of the mews to the rear of nos. 39 and 40 (together with the link element between no.40 and the mews) is retained, the brickwork and form of openings to the mews strongly indicates that – like much of the rear elevation of the terrace – was rebuilt in that 1960s major phase of development.

3.9. We note the following below reported in the D&A / Heritage Statement prepared by Kerr Parker Associates Limited for the 2012 applications at the site, and it is a very useful and valid summary of how the whole terrace was in the 1960s the subject of extensive internal fabric removal and replacement:

“The Crown Estate qualified matters relative to “preservation” in their publication *The Future of The Regent’s Park Terraces - Third Statement* by The Crown Estate Commissioners June 1962. They decreed under Clause 25(i) that: - *“We have said that the fronts of the Terraces would remain as in the original design. This will apply to the ends and to any other ornaments part covered by the original Nash design”*.

The Crown Estate Commissioners reported specifically for Chester Terrace in Schedule C of their Third Statement of June 1962 that: “Roofs, floors, internal (not party) walls, timberwork and loose brickwork were renewed and internal plaster stripped from the walls. Small passenger lifts were installed, so that the whole of the internal construction of the houses is new. The repairs being made to the shell of the buildings are of such a nature that their strength and stability is very materially increased, resulting in their being given a new life which will surely be at least equal to the 99 years lease which has been granted. The new wood floors and the domestic loading on them is no more than the structure was originally designed to sustain. Smaller houses, a block of flats, shops and an underground garage are approved for the Mews site and the Albany Street frontage. The first section of this work is also under construction. Good progress is being made with the work which started in April 1961. This is the largest Terrace and the project will take a number of years to complete. Forty-two restored single houses will be provided. These will represent not far short of one half of the expected market demand for single large houses in Regent’s Park”.

Chester Terrace was reconstructed behind the original retained Nash façade. Other than the front façade hardly any of the original fabric remains. All of the Terrace was kept as individual houses within the front existing main wall, except for two destroyed houses that were renewed.

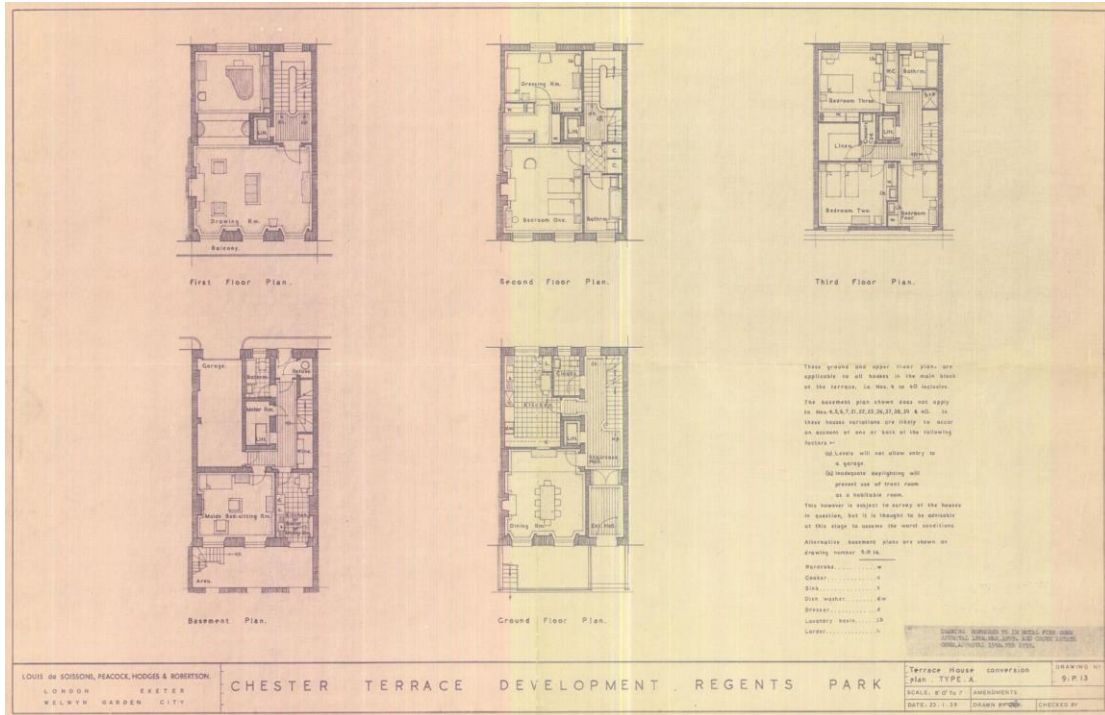
Louis de Soissons, Peacock, Hodges & Robertson submitted a planning application in February 1959 for the erection of shops, maisonette, flats, houses and garage and the conversion of the existing houses at Chester Terrace, Chester Terrace Mews and Albany Street, St Pancras which was approved by the London County Council on 16th October 1959. In July 1961 the architects submitted a further application for the erection of 19 dwelling houses and six lock-up garages at Chester Terrace, Chester Terrace Mews and Albany Street which was also approved by the LCC. Yet another application was submitted in July 1961 and approved in November 1961 for The erection of six-storey building including basement for use as ten shops and seven lock up garages on the ground floor and fifty two roomed self contained flats on first to fourth floors over and a garage for seventy-five cars at basement level forming Area 2, Chester Terrace, Chester Terrace Mews and Albany Street, St Pancras. These applications formed the core of the proposals to demolish the existing back additions and Mews houses in Chester Terrace Mews together with the houses in Albany Street (a terrace of approximately 35 houses) and undertake a comprehensive redevelopment at the rear of the retained front façade of Chester Terrace.

The planning application for the reconstruction of Chester Terrace proposed a number of standard plan forms. From the architects notes the ground and upper floor plans were applicable to all of the houses in the terrace i.e. Nos: 4 to 40 inclusive. The basement plans varied by the inclusion or omission of a garage space as the ground levels in some instances did not allow entry to a garage. The levels at the front of the terrace also varied with the slope of the ground and as such habitable rooms were not able to be incorporated at front basement level due to inadequate daylight. Nos: 36 and 37 have garages at basement level. Any resemblance to the original plan forms was more by accident than design. The inclusion of the new lifts from basement to third floors destroyed the historic layout of accommodation. The vaulted cellar in the centre of the basement plan was not renewed. The traditional Regency ground floor plan of a deeper front room and smaller annexe room behind was lost, the front room being reduced in depth to accommodate the lift in the new floor plan. The interiors of the building were re-modelled to a style that bears no relationship to Nash's original detailing. The four panelled doors common to Nash's design were replaced with two panelled doors that had no historical source within The Park.

This reconstruction work took place between 1959 and 1964. At the same time Chester Terrace Mews was demolished and redeveloped into 19 three storey houses (now Chester Close North).

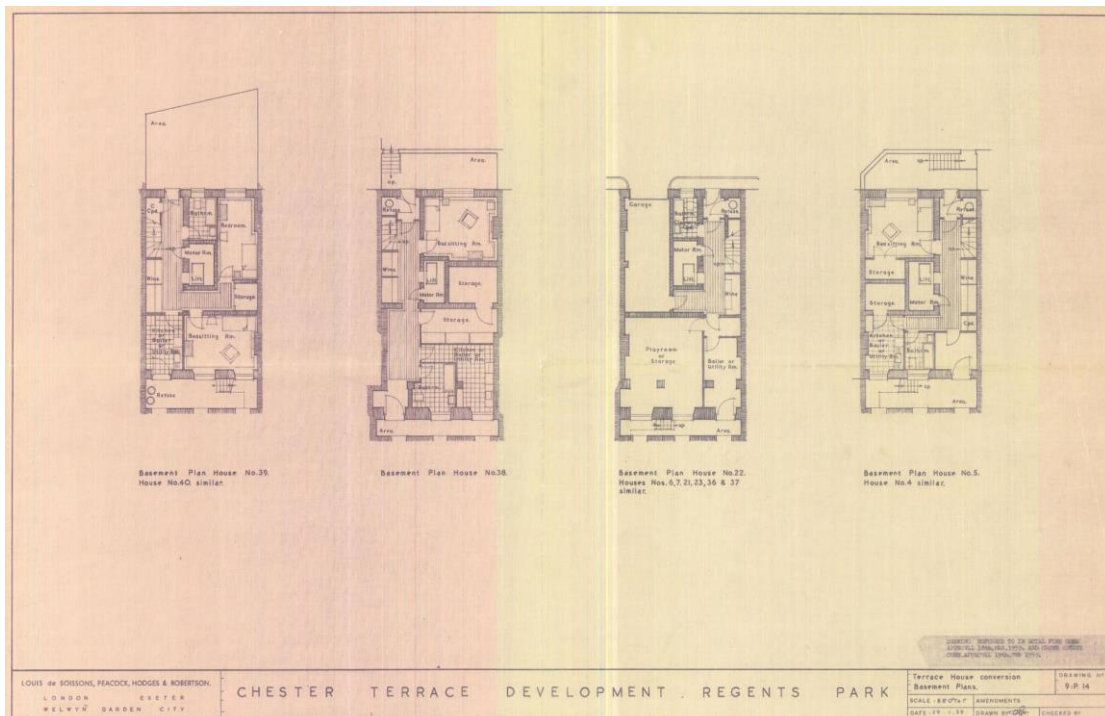
The rear external wall was taken down as part of the demolition works and reconstructed. The size and configuration of the window openings were altered. All internal joinery and cornicing were renewed commonly to historically incorrect patterns and profiles. Sections of the party walls and chimneybreasts were reconstructed in common brickwork as evidenced by work carried out on other properties within the Terrace. Lift installations serving all floors were provided at the time of reconstruction and the floor plans did not follow the original layouts. In some instances where the ground levels permitted the design incorporated integral garages. The existing chimney pots were taken off and the flues capped and ventilated apart from those required for the boiler flues. The basic context of the Terrace as a "set-piece" composition facing The Park remains unchanged. Architecturally, the front of the building has changed very little. What has changed is the use of the building behind the façade, given the Change of Use from mixed residential and commercial as originally intended to use as office space after the war to the present use of residential."

- 3.10. It can be seen that the application site experience massive change internally in the 1960s works, and this is confirmed on the plans associated with that phase of redevelopment shown below.



Chester Terrace typical plan (proposed) 1959: Louis de Soissons, Peacock, Hodges and Robertson  
*Crown Estate Archives*

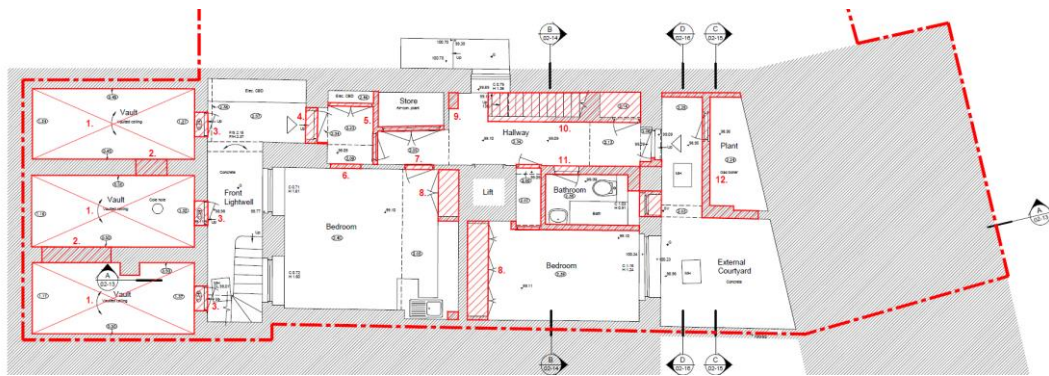
3.11. The typical plan shown above notes on the drawing that it applies to nos. 4 to 40 inclusive, but the plan is flipped to meet the end condition at no.40 with the entrance door and stair on the left upon entry.



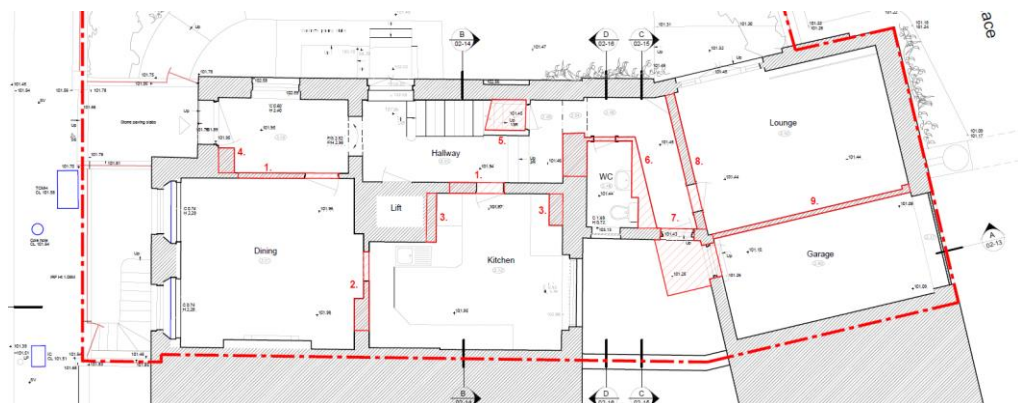
Chester Terrace basement plan (proposed) 1959: Louis de Soissons, Peacock, Hodges and Robertson  
*Crown Estate Archives*

3.12. The basement plan for no.40 from the 1959 proposals is noted as being *similar* to that shown on the left in the drawing above.

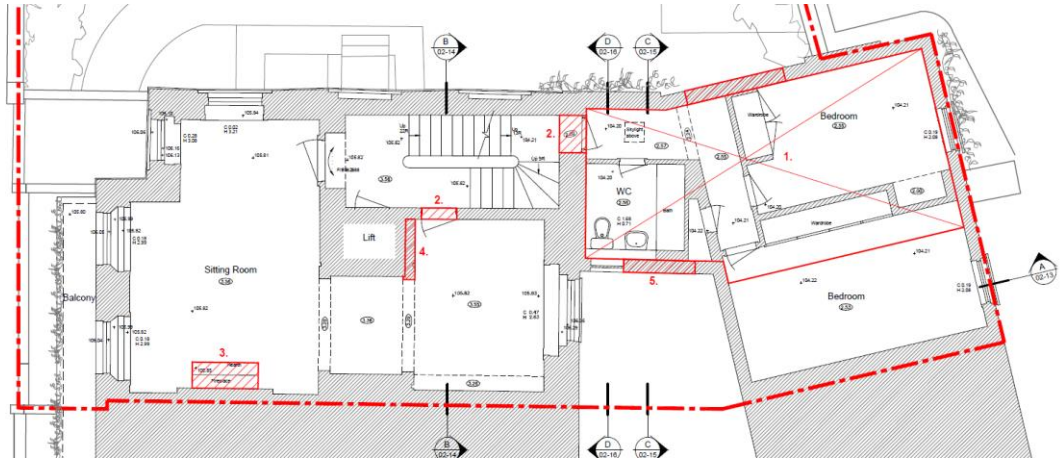
3.13. More recently, the implementation of the 2016 permission (2016/1104/P) and consent (2016/1226/L) has subsequently further adjusted the form of and added a further layer of modern work into the building at no.40, beyond that imposed in the 1960s. This is shown below in a series of extracts from the approved demolition plans from those applications, which best show the form of the building as it existed at the time of the applications in 2016 and the nature and extent of the intervention into the building fabric. The development approved has been implemented, other than the roof terrace which was not built.



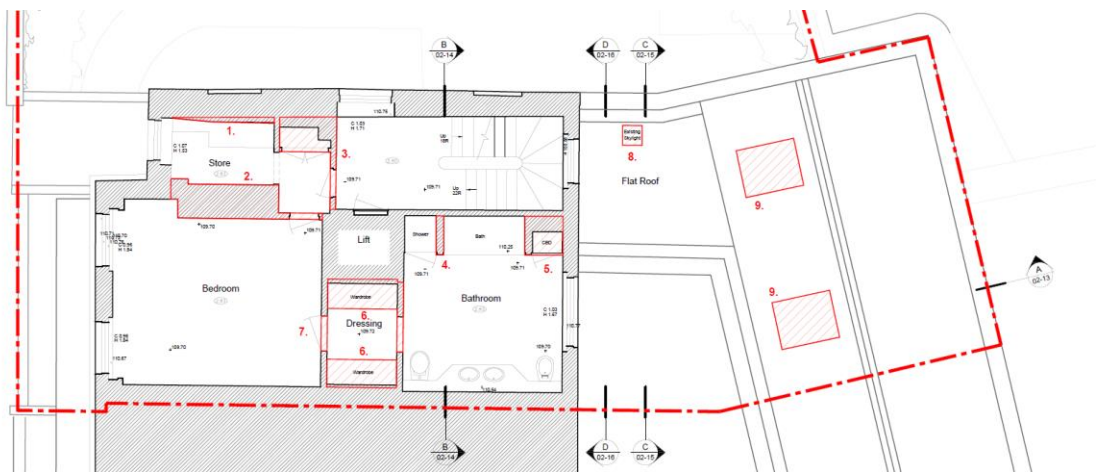
2016 Approved and implemented demolition plan – basement



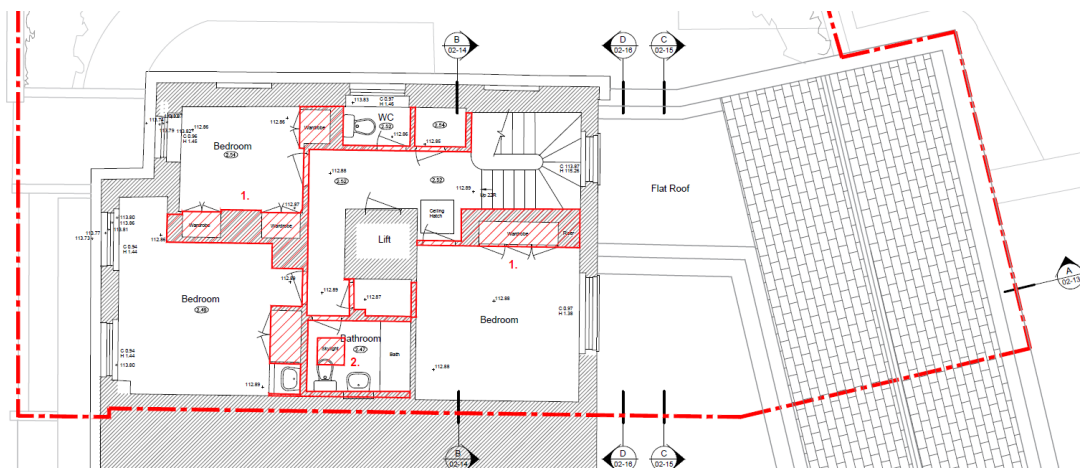
2016 Approved and implemented demolition plan – ground floor



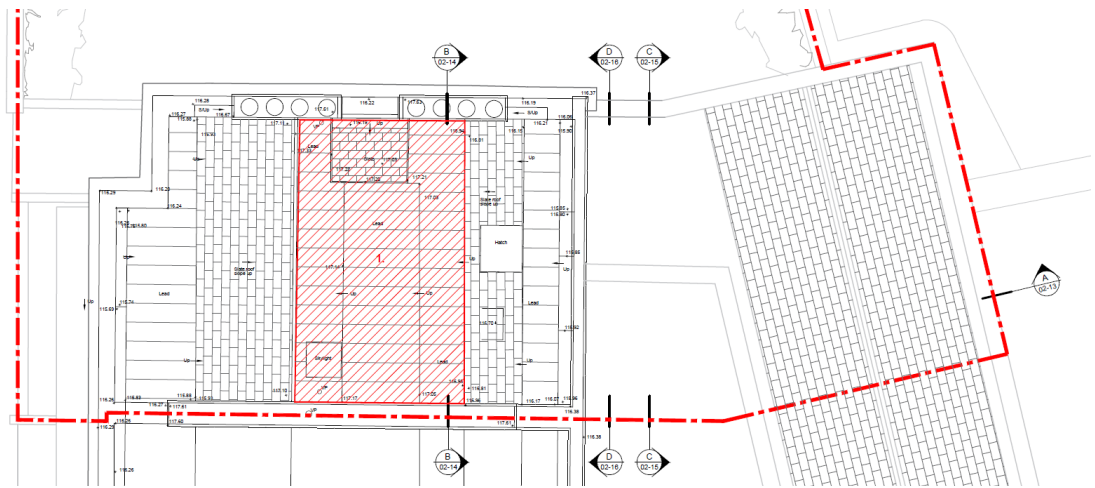
2016 Approved and implemented demolition plan – first floor



2016 Approved and implemented demolition plan – second floor



2016 Approved and implemented demolition plan – third floor



2016 Approved demolition – roof level (NB roof terrace approved was not built)

3.14. The information above documenting the phases of change at the application building is summarised and assessed further in section 5 *Significance* below.

#### 4. Planning History

4.1. The planning history associated with the site has been obtained from the London Borough of Camden online planning register and is provided at Appendix 1.

4.2. The property has been heavily refurbished both before (see above) and since its listing in 1974, with substantial alterations granted planning permission and listed building consent in 2016 and then carried out. As described above the whole terrace was requisitioned by the Government for war time use in the mid twentieth century, and during that period historic interior fixtures were mostly removed from the properties.

4.3. The most recent and relevant planning history for the site is detailed below.

4.4. Planning permission and listed building consent (2012/2295/P and 2012/2439/L) were granted on the 16<sup>th</sup> May 2012 for development and works described as:

*“Enlargement of basement to side and rear of building to provide cinema, gym, pool and plant room with skylight at ground floor level and associated works of landscaping, excavation to increase depth of front basement vaults*



*to accommodate condensing unit and mechanical plant, installation of new louvers and door to vaults, installation of new windows at first floor level on north side elevation and new balcony on ground floor at rear court yard all in connection with existing residential dwelling (Class C3).”*

- 4.5. The 2012 approvals were not implemented, and both the planning permission and listed building consent have now expired.
- 4.6. Proposals for development and works with the same description as the 2012 consents were then submitted in 2015, but withdrawn prior to determination on the 7<sup>th</sup> July 2015.
- 4.7. Planning permission and listed building consent (2016/1104/P and 2012/1226/L) were granted (subject to conditions) on the 16<sup>th</sup> May 2012 for development and works described as:
- “Creation of a roof terrace and conversion of the garage into habitable space. Internal layout alterations and external glazing alterations.”*
- 4.8. It is our understanding that the former leaseholder undertook works to the property to implement the 2016 planning permission and listed building consent.
- 4.9. A full photographic study of the building is provided in the *Photographic Survey* document by Groves Natcheva Architects submitted as part of the applications.
- 4.10. ‘Soft’ opening up works on site confirm what is set out in section 3 above in terms of the original interiors having been largely removed back to the structure, with modern gypsum plasterboard and stud wall interior throughout, as shown in representative images below.



## 5. Significance

### *40 Chester Terrace as a component part of the group listing of the Terrace*

5.1. The houses in Chester Terrace are listed as of “group value” being part of the composition of neo classical buildings built around Regent’s Park designed to John Nash’s plan of the 1820’s. The significance and special interest is found in the architectural style and the completeness of execution on the grandest of scales, and the historic (and arguably artistic) interest in the role that the terrace as a whole plays in the overall Nash architectural and urban composition. That overall grand architectural composition remains largely intact and of primary significance to the group. Beyond the façade, each of the properties has been wholly reconfigured and effectively rebuilt internally following wartime damage and subsequent comprehensive development by the Crown Estate. The significance of no.40 within that overall composition, and the contribution made to it, is set out below.

5.2. *Architectural / aesthetic value and significance:* 40 Chester Terrace is of high architectural and aesthetic value through the external form, design and appearance, of the western and northern elevations, and the contribution they collectively make to the above described grand terrace composition, designed by John Nash.

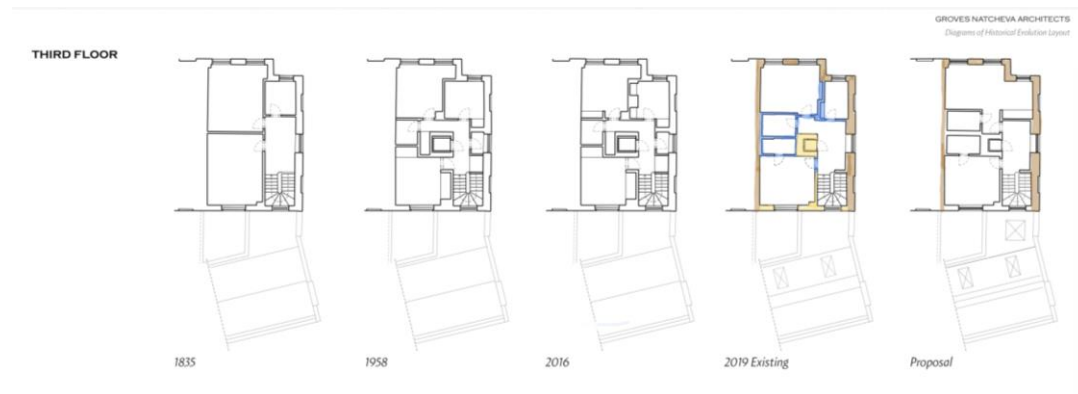
5.3. The special interest of the buildings would normally be expected to include the internal layout and finishes and fittings that formed part of the original construction phase. However, as set out above, the interior of the buildings and indeed the whole of Chester Terrace were entirely re-modelled and re-planned in the 1960’s, and further extensive internal refurbishment took place at no.40 post-2016. The significance of the interior is therefore minimal beyond the basic elements of plan form and fabric, where found in the original format, such as the main staircase.

5.4. *Historic value / significance:* 40 Chester Terrace is of historic value embodied in the external form and design of the house, as a component part of the wider group that was designed by the influential architect John Nash, with the terrace itself being one of the primary elements of the wider masterplan for Regent’s Park by Nash.

- 5.5. The 1960s alterations to the rear of the building and the wider group are of some mild historic interest in revealing and communicating the process of change that occurred following WWII, and the ability to deliver such wholesale change behind a retained primary façade without compromising the original architectural composition.
- 5.6. The interior dates from the 1960s comprehensive and 2016 further works and is of no historic interest. The main stair may be original to the property, but this is uncertain. The main stair is not, however, subject to any change in the proposals.
- 5.7. *Artistic value / significance:* 40 Chester Terrace is of some artistic value associated with the external form and design, and its relationship to and role within the design of the Terrace as a whole. The interior is of no artistic interest.
- 5.8. *Archaeological and evidential value / significance:* 40 Chester Terrace has some evidential value as an example of an architect designed house built to meet the tastes and requirements of the wealthy in the early 19<sup>th</sup> century, and as a representation of how comprehensive redevelopment to fashionable designs of the time generated value and transformed parts of London.
- 5.9. In summary, 40 Chester Terrace is of high and primarily architectural / aesthetic interest as a result of the primary elevations and their contribution to achieving the wider architectural composition of the Terrace. It has strong historic interest in representing the period of holistic and planned change in the area in the early 19<sup>th</sup> century. The interior is of limited interest, having been wholly removed and replaced in the post-war period, and then reconfigured further from 2016. The plan form of the building has changed over time, but the basic elements of hierarchy and layout remain on the ground and upper floors in terms of stair position, hall and landing, and front and rear rooms.
- 5.10. Plans summarising the phases of development at 40 Chester Terrace are provided below, with the most recent two phases annotated as follows. 2019 Existing plans are coloured to highlight the three main phases of works and their associated significance – brown (original), yellow (1960s), blue

(2016). For clarity, the current proposals are then shown with only the original parts of the building identified.





### *The Regent's Park Conservation Area*

- 5.11. A description of the Regents Park Conservation Area is set out in 2.7-2.11 above.
- 5.12. The site falls within the 'Regents Park and Terraces fronting the park and their mews' sub-area. The significance of this part of the Conservation Area lies in the execution of the planned layout by Nash, comprising imposing and theatrical long facades containing views from within the park.
- 5.13. 40 Chester Terrace is one component of the overall terrace, and the retained architectural completeness of the western façade as a whole is at the heart of its contribution to the significance of the Regents Park Conservation Area.
- 5.14. The garden to the north of 40 Chester Terrace is of some significance as it formally manages the transition in scale from the imposing terraces lining the park, to the more 'garden square' scale of Chester Place beyond.

## 6. Planning Policy and Statutory provisions

### *Statutory provisions*

6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when making any determination under the Planning Acts, that determination should be made in accordance with the Development Plan unless material considerations indicate otherwise.

6.2. Section 66(1) of the Planning (Listed Buildings and Conservation) Act 1990 requires that decision makers, in considering whether to grant planning permission for development which affects a listed building or its setting, 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

6.3. Section 72 of the Act requires that the local planning authority, in exercising their planning functions within conservation areas, pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

### *Planning policy*

#### *National Planning Policy Framework (NPPF) 2019*

6.4. Chapter 16 of the National Planning Policy Framework (NPPF) (2019) seeks to conserve and enhance the historic environment. Paragraph 189 of the NPPF states that "*in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*".

6.5. It goes on to set out how, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm to or loss of significance requiring clear and convincing justification.

*Camden Local Plan 2017*

6.6. Policy D2 states that “*the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including (inter alia) listed buildings*”. Policy D2 sets out that “*To preserve or enhance the borough’s listed buildings, the Council will: (i) resist the total or substantial demolition of a listed building; (j) resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and (k) resist development that would cause harm to significance of a listed building through an effect on its setting*”.



## 7. Proposed works and assessment of impact

### *Summary*

7.1. As noted above, 40 Chester Terrace has been the subject of a recent comprehensive programme of works under the 2016 planning permission and listed building consent. The applicant has recently purchased the building, and requires a series of alterations to the interior of the building to suit her needs.

7.2. The proposed works to the dwelling have been designed by Groves Natcheva Architects and are predominantly internal alterations; either removing or replacing features which are not part of the historic fabric of the listed building or reconfiguring the layout of certain rooms. Minor external works to areas requiring remedial works, and to create a small number of new openings in the rear mews and link element are proposed.

7.3. The proposed works are shown clearly on the drawings submitted, including:

- Demolition drawings (1:50), with demolition divided into categories of fabric for ease of understanding
- Proposed plans, sections and elevations (1:50)
- Proposed plans and internal elevations – details, including lighting and heating (1:20)
- Details / method of balcony resurfacing (1:20)
- Details / materials of new rooflight and roof to link element (1:20)
- Typical skirting and architrave details (1:5)

7.4. A Schedule of Works prepared by Groves Natcheva Architects is also submitted, and the information and room referencing from that schedule is used in the *Assessment* schedule below.

7.5. The works are all considered to be of neutral or low beneficial impact upon significance of the heritage assets engaged (see below) and will overall will not cause harm to the special architectural and historic interest of the listed building, nor to the character and appearance of the conservation area.

7.6. The statutory requirements and the policy requirements of the NPPF and Local Plan are therefore considered to be fully met.

*Assessment of impact upon significance*

| Building area / room  | Summary of Works proposed (see GNA Schedule of Works and drawings for full description) | Assessment |
|---|---|------------|
| <b>General</b>  |   |            |
| <p>Electrical fixtures and fittings are shown at 1:20 in plan upon the detailed series of drawings, including reflected ceiling fittings. All existing internal walls and ceilings are modern gypsum plasterboard with modern (post-2016) electrical fittings. Replacement and minor re-arrangement of these modern services and fittings throughout the interior of the building is not considered to impact upon architectural or historic significance, is therefore only covered here in summary to avoid repetition below.</p> <p>Skirting and cornice detailing as proposed follows the hierarchy of floors of the building, with diminished scale and decorative form from the ground floor moving upwards, and within the lower ground floor.</p> <p>Windows and doors have been replaced and altered in the past but are generally in good condition as set out in the report by Baker Associates submitted. Minor works of repair maintenance and adjustment to windows as required will be carried out as required and does not require LBC.</p> |   |            |
| <b>Lower ground / basement</b>  |   |            |
| <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>2019 Existing</p> </div> <div style="text-align: center;">  <p>Proposal</p> </div> </div>   |   |            |
| <p>General – current damp issues in the lower ground floor have been examined by specialist Hutton &amp; Rostron and recommendations for remedial works set out in the Hutton &amp; Rostron report. As shown on the proposed drawings it is proposed to introduce a ventilated dry lining to the lower ground floor external / party walls to enable the building fabric to breathe naturally and prevent damp build up. The lower ground floor has interior dates from the 1960s work and more recent 2016 works and is of no historic interest and therefore the introduction of the simple ventilated dry lining will have no impact on the significance of the listed building.</p>   |   |            |

|  |   |  |
|--|---|--|
| RB.01 Gym  | <p>Layout alteration to increase gym space.</p> <p>Removal of WC and shower / sauna and cloakroom by removal of modern partition walls, new screen door in crittal style as existing.</p> <p>Replacement of exterior door that gives access to courtyard to its original sized (following the same alignment as the windows in the floors above), wood flooring to match existing, with underfloor heating, new skirting. Replacement fitted cupboards.</p> | <p>Minor alteration to layout. Fabric removed all modern work introduced following 2016 approval. New door to courtyard re-instates earlier wider opening pre-2016 works. New work appropriate high quality. <b>No impact upon architectural or historic interest.</b></p> |
| RB.02 Patio  | <p>Render detail continued downwards on south courtyard elevation from existing render band.</p>  | <p>Area already white painted brick – render follows established character rear lower floors of terrace. <b>No impact upon architectural or historic interest.</b></p>   |
| RB.03 Storage Cupboards / Staircase                      | <p>Replacement of fitted cupboards, flooring / skirting and install underfloor heating. New cupboards / cabinetry follows existing character of crittal style metal and glass.</p>  | <p>Fabric removed all modern work introduced following 2016 approval. New work appropriate high quality. <b>No impact upon architectural or historic interest.</b></p>   |
| RB.04, RB.07, RB.08 (Utility Room, Hallway, Kitchenette) | <p>Replacement of modern fitted cabinetry / cupboards, kitchen, minor adjustment to partition location and removal of internal door. New bespoke painted timber joinery.</p>  | <p>Fabric removed all modern work introduced following 2016 approval. New work appropriate high quality. <b>No impact upon architectural or historic interest.</b></p>   |
| RB.05, RB.06 (Bedroom / Ensuite)                         | <p>Reconfigure ensuite bathroom layout, with inset bespoke timber cabinetry. Replacement flooring, skirting and underfloor heating.</p>   | <p>Fabric removed all modern work introduced following 2016 approval. New work appropriate high quality. <b>No impact upon architectural or historic interest.</b></p>   |
| RB.09, RB.10 (Patio / Plant room)                        | <p>No works</p>   | <p>-</p>   |

| Ground floor   |  |  |
|--|--|--|
|  |  |  |
| <p>2019 Existing</p>   | <p>Proposal</p>  |  |
| <p>RG.01 Entrance Hall</p>   | <p>Replacing entrance hall flooring with new tiles with underfloor heating, new timber folding shutters to existing sash window. New timber doors (DG.08) to reception in existing opening. New skirting.</p>  | <p>All works to remove / replace modern fixtures / finishes of no architectural or historic interest. <b>No impact upon architectural or historic interest.</b></p>  |
| <p>RG.02 Guest toilet</p>  | <p>Reconfigure to enclose under-stair space (as existed pre-2016 approval) with pocket door, sink located space gained from recently formed cupboard. Tiled floor.</p>   | <p>All works to remove / replace modern fixtures / finishes of no architectural or historic interest. <b>No impact upon architectural or historic interest.</b></p>  |
| <p>RG.08 Hallway 1</p>   | <p>New doors to lift and full height door (DG.04) to living room in existing opening. Traditional folding timber shutter to French doors to garden.</p>  | <p>Minor high quality work appropriate to character of space. <b>No impact upon architectural or historic interest.</b></p>  |
| <p>RG.05 Reception / Sitting Room, RG.06 Bar, RG.07 Living / TV Room</p> | <p>Replacement full-height doors to entrance hall (DG.02 an DG.04as noted above) within opening. Remove later dado rail. New pocket doors and partitions forming central bar area with bespoke joinery (replacing existing timber fitted joinery).</p> | <p>Minor high quality work appropriate to character of space. Plan form given greater clarity in RG.07, and corresponds with early layout. <b>Minor positive impact upon architectural and no impact upon historic interest.</b></p> |

|                              |  |   |
|------------------------------|--|---|
| RG.03 Dining / RG.04 Kitchen | <p>Full kitchen refurbishment with installation of new appliances (cooker and extractor will be kept), new cupboards, worktops and splashback. Rear wall to be finished in brick slips internally with new timber stair with glass balustrade serving existing mezzanine. New traditional timber folding shutters to existing French doors to garden. New sash window to west elevation (courtyard) and 'hidden' rear inset door within existing false garage door to rear.</p> <p>Extended window depth to link element (south elevation to courtyard), following form and design of existing window. (Window opening extended into area where stair to mezzanine removed).</p> | <p>All high quality work appropriate to character in area that was rebuilt in 1960s and then wholly refurbished to modern finish following 2016 approval. <b>No impact upon architectural or historic interest.</b></p> <p>Proposed enlarged window opening proportionate to the scale and volume of the double-height link element. Design reflects form and appearance of other large windows serving the secondary elements of the building. <b>No impact upon architectural or historic interest.</b></p> |
| <b>Mezzanine</b>             |  |   |
| R1.05 Study                  | Remove modern staircase serving mezzanine and replace with new stair along rear wall (see above).  | All works to remove / replace modern fixtures / finishes of no architectural or historic interest. <b>No impact upon architectural or historic interest.</b>  |

| First floor   |   |  |
|---|---|--|
|   |   |  |
| <p>R1.01, R1.02, R1.03 Master bedroom, dressing and ensuite</p> | <p>New pocket door from hall, following form of existing arched opening. Replace modern fitted joinery to dressing room and remove second set of pocket doors and relocate modern partition to en-suite. Replace all sanitaryware and finishes to ensuite. New vaulted ceiling form to ensuite.</p> | <p>All high quality works to remove / replace modern fixtures / finishes of no architectural or historic interest. New entrance pocket door housed within modern plasterboard wall void. Reconfiguration of en-suite bathroom rationalises plan and returns room to pre-2016 approval form. New gently vaulted ceiling form adds appropriate minor level of artistic interest. <b>No impact upon architectural or historic interest.</b></p> |

| Second floor                                     |   |   |
|--|---|---|
|  |   |   |
| 2019 Existing                                    | Proposal  |   |
| <p>R2.03 Dressing room</p>                       | <p>Relocate room threshold back to historic position and remove modern partitions forming study area and ensuite. Perimeter bespoke timber wardrobes to innermost elevations, low level daybed and shelving to front and side elevations.</p> | <p>All demolition of modern partitions (post-2016) and proposal provides clarity to room plan. All new fixed joinery high quality bespoke work that maintains open form and character of the room, and allows cornice line to be read above. All ultimately reversible.<br/><b>No impact upon architectural or historic interest.</b></p> |
| <p>R2.01, R2.02, Guest bedroom 2 and ensuite</p> | <p>New fixed wardrobes formed to bedroom, relocation of door to ensuite (returning to pre-2016 works position) and replacement of ensuite sanitaryware and finishes.</p>  | <p>All works to remove / replace modern fixtures / finishes of no architectural or historic interest.<br/><b>No impact upon architectural or historic interest.</b></p>   |

| Third floor                                   |   |  |
|---|---|--|
|   |   |  |
| <p>R3.01, R3.02 Front Bedroom and Ensuite</p> | <p>Removal and adjustment of modern partitions (post-2016 work) to remove study room and reinstate hallway / landing plan, minor adjustment to ensuite position and replacement of all sanitaryware and finishes. Fixed wardrobes in open dressing area in location of former study.</p>  | <p>All works to remove / replace modern fixtures / finishes of no architectural or historic interest. New high quality appropriate work. <b>No impact upon architectural or historic interest.</b></p> |
| <p>R3.03, R3.04 Back Bedroom and Ensuite</p>  | <p>Removal of existing fixed sideboard and shelving in the back bedroom. Replacement of ensuite bathroom with minor adjustment to position of partition wall.</p>   | <p>All works to remove / replace modern fixtures / finishes of no architectural or historic interest. New high quality appropriate work. <b>No impact upon architectural or historic interest.</b></p> |
| External                                      |   |  |
| <p>North elevation</p>                        | <p>Removing stone slabs in the terrace area outside dining room and along the north façade, creating waterproof base on lower level of exterior walls with sub-floor running away from walls and laying the slabs back as they were, replacing the ones that are broken. This is to prevent humidity and damp that has been affecting the wine cellar lower ground.</p> | <p>Maintenance works. Included here for completeness. <b>No impact upon architectural or historic interest.</b></p>  |



|  |  |   |
|--|--|---|
|  | Infill existing lightwell to north side, remove metal steps / railings, create stone steps in radial form to avoid need for any balustrade.  | Lightwell serves no useful purpose and is understood to have been later addition associated with possible separate flat use of lower floor. Lightwell and associated metal steps / balustrade is an unwelcome and over-engineered harmful element to this garden elevation. Removal and replacement with stone steps without balustrade considered minor positive enhancement architectural character of this elevation.<br><b>Minor positive impact upon architectural interest through replacement of poor quality elements with high quality appropriate design and materials.</b> |
| New / enlarged window openings and rear door | Examined above in the areas located  | See above.  |
| Roof to rear link element                    | Existing roof leaking and requires replacement to appropriate specification to allow adequate drainage. Proposed replacement using traditional materials and techniques with insertion of rooflight (hidden behind parapet). | Repair and minor alteration works appropriate to the character of the building.<br><b>No impact upon architectural or historic interest.</b>  |

7.7. As set out in the impact assessment table above, the proposed works are all considered to be of neutral or minor positive impact upon heritage significance of the listed building.

7.8. Following initial discussions on site with the Conservation Officer, internal lighting to the rooms fronting the principal elevation has been further examined, and lighting omitted from the internal window bays. Detailed existing and proposed lighting layout plans are provided.

7.9. Whilst a full photographic study is provided, we would welcome an on-site discussion with planning / conservation officers at the earliest opportunity to view the areas and components of the building engaged.

#### Impact upon the Regents Park Conservation Area

7.10. The proposed works and development are generally internal to the building and such works will in no way impact upon the role of 40 Chester

Terrace within the composition of the wider Terrace and its resulting contribution to the character and appearance of the Conservation Area.

7.11. External works proposed are limited to a modest set of low garden steps in stone that will replace a post-war metal set of steps and railings, and works to introduce and modify window openings within the enclosed rear courtyard of the building, which also effectively dates from the post-war period in terms of building form and fabric. Minor works of repair and maintenance will be carried out to other windows as required. As a result of the location, scale, form and design of the proposed external works they are not considered to impact at all upon the contribution that no. 40 or the Terrace as a whole makes to the identified special character and appearance of the Conservation Area.

## 8. Conclusion

8.1. This Heritage Statement has set out in detail the history of the application site, the significance of the surrounding listed buildings and the conservation area, the relevant statutory policy and framework, the works for which consent is requested, and an assessment of how these works impact upon the identified significance of the heritage assets.

8.2. The works have been appraised against the identified significance of the heritage assets in the locality and have been found to cause no harm to significance. The building is unusual, being part of a Grade I listed terrace of high significance, but by virtue two post-war phases of extensive internal refurbishment the interior is of low interest and significance.

8.3. The proposals are works designed to a high standard, having careful regard to the character of the building and its original function, and are considered to preserve and in some areas enhance the significance of the listed building, and are therefore compliant with the statutory provisions, the NPPF, and policy D2 of the Camden Local Plan. The proposals will not alter the contribution that the building makes to the conservation area, the character and appearance of which will remain unharmed, similarly meeting the requirements of the statutory provisions, the NPPF, and relevant policies of the Camden Local Plan.

**APPENDIX 1 – Planning history at 40 Chester Terrace**

| <b>Application Number</b> | <b>Site Address</b>                     | <b>Development Description</b>  | <b>Status</b>     | <b>Date Registered</b> | <b>Decision</b>       |
|---------------------------|---|---|-------------------|------------------------|-----------------------|
| <b>2016/1226/L</b>        | 40 Chester Terrace<br>London<br>NW1 4ND | Creation of a roof terrace and conversion of the garage into habitable space. Internal layout alterations and external glazing alterations.   | FINAL<br>DECISION | 10-03-2016             | Granted               |
| <b>2016/1104/P</b>        | 40 Chester Terrace<br>London<br>NW1 4ND | Creation of a roof terrace and conversion of the garage into habitable space. Internal layout alterations and external glazing alterations.   | FINAL<br>DECISION | 10-03-2016             | Granted               |
| <b>2014/7850/L</b>        | 40 Chester Terrace<br>London<br>NW1 4ND | Excavation to enlarge basement to side and rear of building with skylight at ground floor level and associated works of landscaping, excavation to increase depth of front basement vaults to accommodate condensing unit and mechanical plant, installation of new louvers and door to vaults, installation of new windows at first floor level on north side elevation, | WITHDRAWN         | 07-07-2015             | Withdrawn<br>Decision |

|                    |   |  |           |            |                    |
|--------------------|---|--|-----------|------------|--------------------|
|                    |   | new balcony on ground floor at rear court yard and associated internal alterations to dwelling.  |           |            |                    |
| <b>2014/7699/P</b> | 40 Chester Terrace<br>London<br>NW1 4ND | Excavation to enlarge basement to side and rear of building with skylight at ground floor level and associated works of landscaping, excavation to increase depth of front basement vaults to accommodate condensing unit and mechanical plant, installation of new louvers and door to vaults, installation of new windows at first floor level on north side elevation and new balcony on ground floor at rear court yard. | WITHDRAWN | 07-07-2015 | Withdrawn Decision |
| <b>2012/2439/L</b> |   | Enlargement of basement to side and rear of building to provide cinema, gym, pool and plant room with skylight at ground floor level and associated works of landscaping, excavation to increase depth of  |           |            |                    |

|                    |   |   |                   |            |         |
|--------------------|---|---|-------------------|------------|---------|
|                    | 40 Chester Terrace<br>London<br>NW1 4ND | front basement vaults to accommodate condensing unit and mechanical plant, installation of new louvers and door to vaults, installation of new windows at first floor level on north side elevation, new balcony on ground floor at rear court yard and internal alterations all in connection with existing residential dwelling (Class C3).                             | FINAL<br>DECISION | 16-05-2012 | Granted |
| <b>2012/2295/P</b> | 40 Chester Terrace<br>London<br>NW1 4ND | Enlargement of basement to side and rear of building to provide cinema, gym, pool and plant room with skylight at ground floor level and associated works of landscaping, excavation to increase depth of front basement vaults to accommodate condensing unit and mechanical plant, installation of new louvers and door to vaults, installation of new windows at first | FINAL<br>DECISION | 16-05-2012 | Granted |

|                    |   |   |                |            |   |
|--------------------|---|---|----------------|------------|---|
|                    |   | floor level on north side elevation and new balcony on ground floor at rear court yard all in connection with existing residential dwelling (Class C3).                         |                |            |   |
| <b>2006/3991/T</b> | 40 Chester Terrace,<br>London,<br>NW1 4ND | SIDE GARDEN: 1 x Plane - Reduce crown by 15%. Reshape and tidy up.  | FINAL DECISION | 30-08-2006 | No Objection to Works to Tree(s) in CA  |
| <b>2006/2327/T</b> | 40 Chester Terrace,<br>London,<br>NW1 4ND | SIDE GARDEN: 1 x Norway Maple - Thin regrowth by 20%. Remove epicormic shoots from lower crown. 1 x Plane - Lift crown to 4.5m all round. Thin canopy by 20%. Remove dead wood. | FINAL DECISION | 22-05-2006 | No Objection to Works to Tree(s) in CA  |
| <b>TCX0006409</b>  | 40 Chester Terrace<br>London<br>NW1 4ND   | Reduce one London Plane and one Maple on property.  | FINAL DECISION | 11-05-2000 | No objection to works                   |
| <b>9192101</b>     | 40 Chester Terrace<br>NW1                 | Works to Maple and Plane.   | FINAL DECISION | 24-05-1991 | Approve works(TPO )specified by Council |
| <b>9070445</b>     | 40 Chester Terrace<br>NW1                 | Alterations to existing sash window to provide french doors to garden as shown on drawing no.K-90081  | FINAL DECISION | 18-05-1990 | Grant List.Build. or Cons.Area Consent  |
| <b>8892089</b>     | 40 Chester Terrace<br>NW1                 | Prune trees.  | FINAL DECISION | 05-05-1988 | Agree to pruning of Trees               |

END.