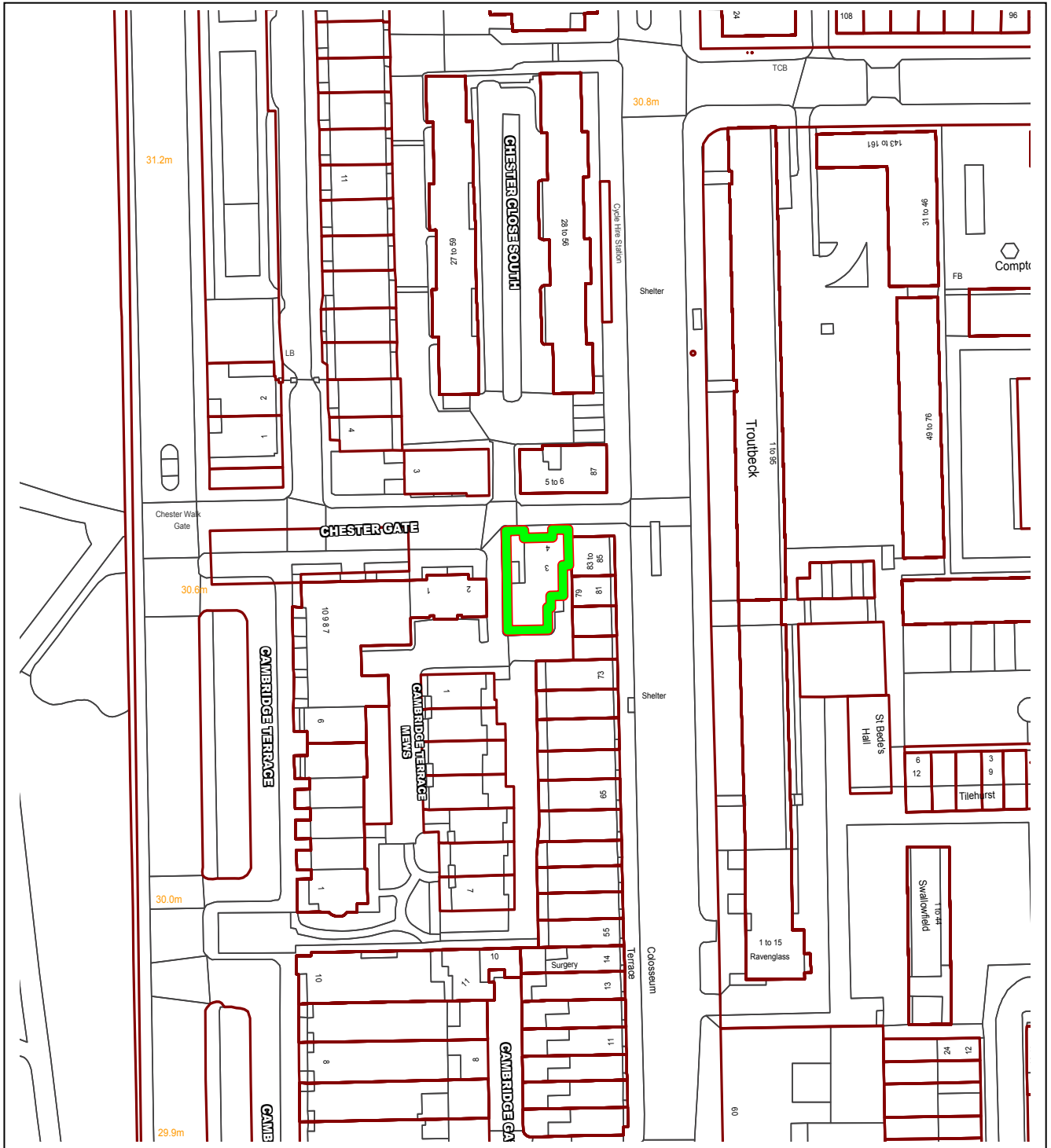
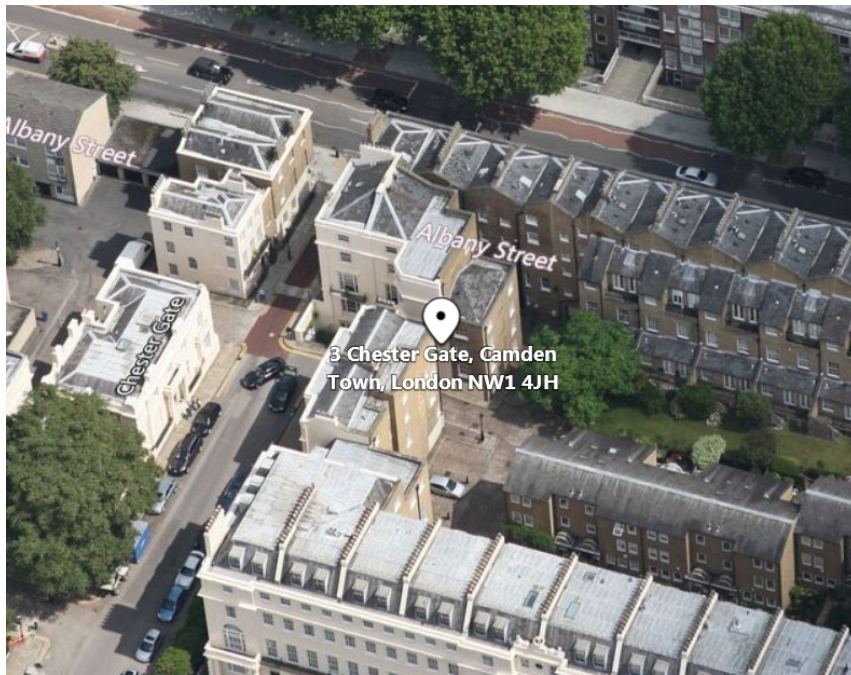


3 Chester Gate, Flat A, NW1 4JH



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1. Aerial view looking north-east



2. Elevation photo 1



3. Elevation photo 2

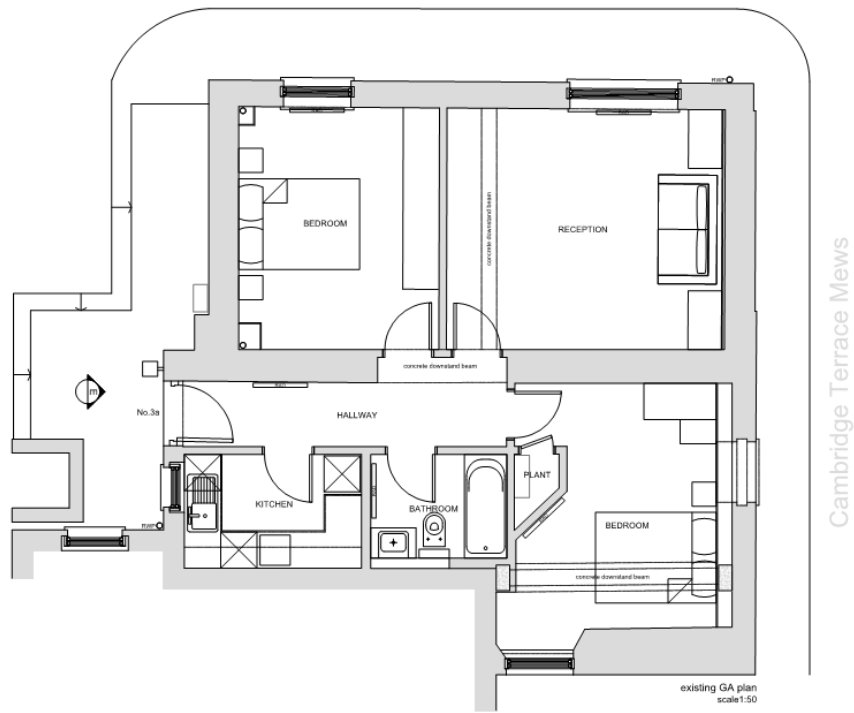


4. Existing elevation

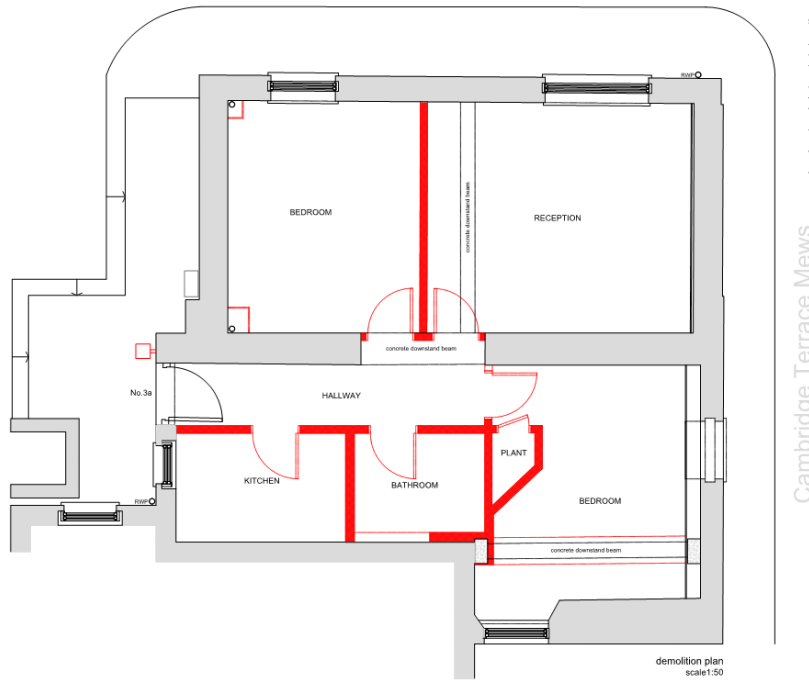


proposed elevation E
scale 1:50

5. Proposed elevation

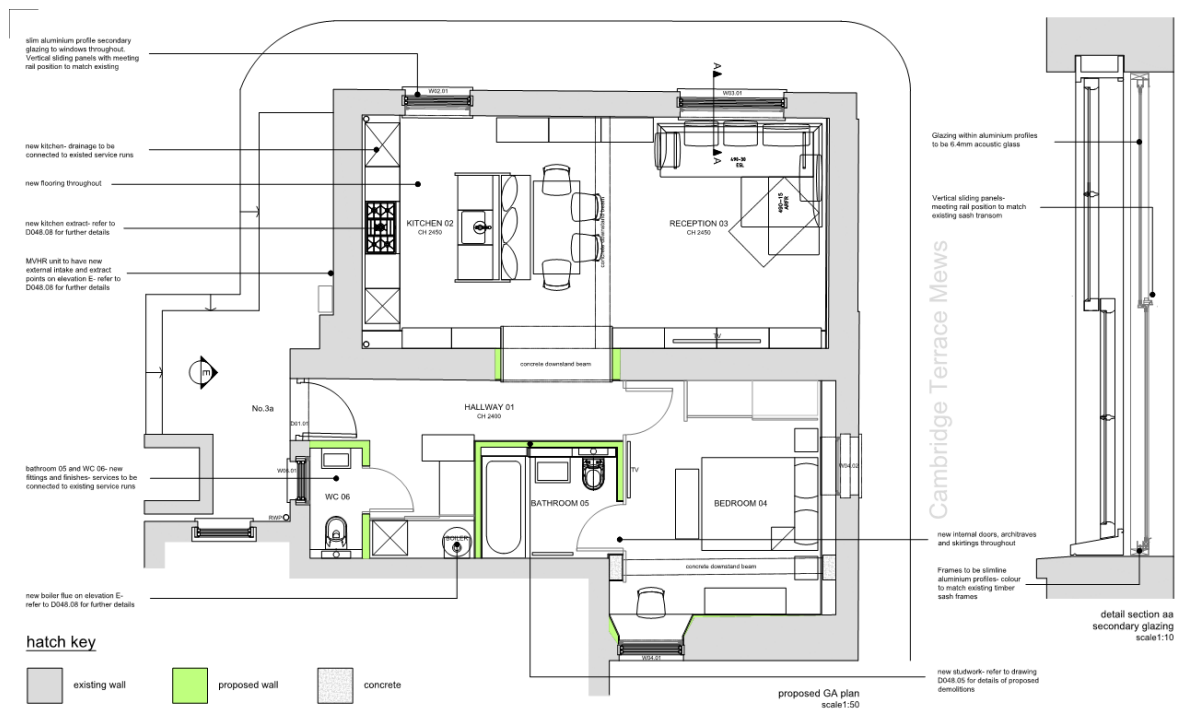


6. Existing plan



Cambridge Terrace Mews

7. Demolition plan



Cambridge Terrace Mews

8. Proposed plan

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		21/04/2020			
		N/A		Consultation Expiry Date:		03/05/2020			
Officer				Application Number(s)					
Nathaniel Young				2020/0950/P & 2020/1584/L					
Application Address				Drawing Numbers					
Flat A 3 Chester Gate London NW1 4JH				Please refer to draft decision notice					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)									
Removal of existing external grills, intercom panel and boiler flue. Installation of new intercom panel, boiler flue and air bricks serving an internal MVHR unit. Various internal alterations including the installation of secondary glazing and removal of internal walls.									
Recommendation(s):		Grant conditional planning permission and listed building consent							
Application Type:		Full planning permission and listed building consent							
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		0		No. of objections		0	
Regent's Park CAAC		<p>Press notice: published on 09/04/2020 Site notice: displayed from 08/04/2020</p> <ol style="list-style-type: none"> The Committee noted that the flat was created after 1983, as the result of subdivision of the two houses, Nos 3 and 4 Chester Gate, Grade II Listed. The Committee had no objection to the modest modification of the plan form, nor to the insertion of new, traditional terracotta airbricks in the brick elevations. The Committee would normally seek to see double-glazed units, with appropriately detailed and dimensioned frames, in a Listed building. However, noting that the secondary glazing proposed is reversible, and, in this case, does not harm original fabric, like shutter boxes, we have no objection. We note that the noisy location may make the secondary glazing preferable in this specific circumstance. The installation of the MVHR unit. We understand the problems of 							

both poor air-quality in this location, and the security worries which mean the windows need to be kept shut. But we are also concerned that Camden takes seriously the acknowledged climate crisis and minimizes energy use. There are claims that MHVR units are more energy efficient than air-conditioning, but their energy efficiency appears to depend on the airtightness of the building, and a well-insulated enclosure (walls floor and ceiling here). We request a technical assessment of the energy implications of the proposed installation to ensure energy efficiency before any consent is granted.

Officer response

See sections 2.2 and 2.4 of this report.

Site Description

The application site is Flat A, 3 Chester Gate, a ground floor, 2-bedroom flat within a part four, part five-storey, end of terrace building on the southern side of Chester Gate. The property is in residential use (Class C3) and located in a predominantly residential area.

The application building is Grade II listed and located within the Regent's Park Conservation Area.

Relevant History

HB/2941/R3: The conversion and alteration of 3 & 4 Chester Gate to form one dwelling house, two maisonettes, one flat and two bedsitting room units. Approved 15/06/1983.

LEX0200380: New opening in an internal wall at ground floor level to alter layout of existing flat. Approved 26/06/2002.

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

The London Plan intend to Publish 2019

Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

CC2 Adapting to climate change

Camden Planning Guidance 2018-2019

CPG Design

CPG Amenity

CPG Altering and extending your home

CPG Energy efficiency and adaptation

Regent's Park Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0 Proposal

1.1 Planning permission and listed building consent is sought for the following:

- Removal of existing external grills, intercom panel and boiler flue.
- Installation of new intercom panel, boiler flue and air bricks serving an internal MVHR unit.
- Internal alterations including the installation of secondary glazing and removal of internal walls.

Additional information

1.2 During the course of the application the applicant has submitted an addendum justifying the proposed MVHR unit and provided manufacturer specifications of the MVHR unit to be installed.

2.0 Assessment

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Residential Amenity;
- Sustainability

2.2 Design and Conservation

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 When making a decision on a listed building application, the local planning authority must have 'special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses'. This obligation is found in section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Policy D2 Heritage of the Camden Local Plan also states that, '...the Council will: 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'.

2.2.3 The property forms part of a grade II listed terrace and is thus of the high significance. The Historic England description states "Group of 4 semi-detached houses. C1825 By John Nash". The houses were building as part of his Regent's Park Crown Estate development. Although the externals of the building are as originally designed, retaining the original John Nash detailing and stucco work, the subsequent alterations to No 3 and 4 have resulted in loss of much of the original internal fabric. The result of which is that the interiors are late 20th Century, including the internal walls, floors and ceilings and all the fittings and fixtures. Additionally, the properties have been significantly reconfigured in layout and style, with apartments both on single and multiple levels.

2.2.4 The result of the later subdivision of the houses into maisonettes and flats, with little consideration for the Georgian proportions of Nash's design, has compromised the internal spaces. It has ultimately resulted in the current spatial layout, with numerous alterations forming a number of small spaces, bathrooms and storage cupboards, which impact upon the overall use and enjoyment of the property.

2.2.5 The interior of the building has lost all of its original features due to the alterations in the late 20th Century and subsequently is of little architectural and historic significance. As such, the proposed

removal of the existing non-original internal partitions is considered not to be harmful to the architectural significance of the building.

2.2.6 Separately, the proposed minor external alterations are also considered not to be harmful. The new boiler flue would be similar in scale, siting and appearance to the existing and would not cause more harm than what has been established. The new intercom panel would be a minor improvement given its more smaller, discreet design and the new traditional terracotta air bricks are also considered a minor improvement to the existing metal grills.

2.2.7 The installation of the new internal secondary glazing is considered acceptable, it would not be readily legible as the property is viewed externally. The glazing would consist of bespoke balanced vertical sliders with meeting rails positioned in line with the existing windows. The frames will be discreet slimline aluminium profiles- RAL colour to match existing. The glazing within the aluminium profiles will be 6.4mm acoustic laminated glass. The secondary glazing is intended to improve the energy efficiency of the building without impacting upon the historic character of the building. These have been designed in a manner that will blend in with the Georgian sash windows and would have a minimal impact on the visual appearance of the building. Overall, the proposed works would preserve the character and appearance of the conservation area.

2.2.8 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and the conservation area, under sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2.3 Amenity

2.3.1 Policies A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook, privacy, noise and disturbance.

2.3.2 The proposed alterations are considered to be acceptable in terms of residential amenity. There would be no notable increase in bulk and mass which would result in a loss of light or outlook. No new views would be afforded which would result in a loss of privacy. No increase in occupants or a change in use are proposed which would result in an increase in noise and disturbance.

2.3.3 The Council's noise team have reviewed the proposal and consider it acceptable subject to conditions requiring the submission of details regarding the noise level emitted from the proposed MVHR unit, and noise and vibration mitigation measures prior to first use.

2.4 Sustainability

2.4.1 Following officer advice, the applicant has submitted further information demonstrating energy improvement, justifying need for the proposed MVHR unit and demonstrating consideration of the cooling hierarchy. It is stated that due to poor external air quality and security concerns, the windows in the apartment cannot be relied upon to provide an adequate level of fresh air to the spaces. With regards to natural cooling, it is not considered possible to cool the spaces naturally through a 'stack effect' system as the apartment is single storey with a limited number of windows in fixed positions. The thermal performance of the apartment will be improved through the installation of internal insulation to all external non cavity walls and secondary glazing throughout. These additions will reduce unwanted draughts and improve the overall air tightness of the apartment. A new efficient boiler is also proposed as part of the proposed works, hence the alteration to the existing gas vent position as shown on drawing D048.09. The boiler will be located in a centralised location to minimise pipe runs within the space. All existing light fittings will be replaced with LED fittings with intelligent controls and all new appliances will be A+ rated.

2.4.2 As previously mentioned, part of the proposed energy improvements will include the installation of a MVHR unit in the hallway ceiling. This unit will be a Zehnder Comfoair 160 with up to 95% heat exchange efficiency, summer bypass feature and low fan noise (refer to attached specification and sound data sheet). The MVHR unit will serve a number of purposes as part of the proposed refurbishment works and meets with established good practice for Passivhaus design. As natural cooling is not feasible in this instance, the summer bypass mode on the ventilation unit will be used to gradually allow cooler air into the internal spaces if room temperatures increase above a set temperature eg. 20 degrees Celsius. This mode will not create any additional noise or require any additional energy use as it is 'free air' supplied in exchange with the air extracted from the internal bathroom and WC.

2.4.3 There is no provision for active cooling as it is considered that the proposed works will sufficiently improve the thermal performance of the apartment so that thermal comfort can be managed without the requirement for air conditioning. The MVHR unit would also provide ventilation system within the newly insulated and draught protected apartment. As the habitable rooms will have increased levels of airtightness and the windows are not considered to be a reliable/constant source of adequate fresh air supply, the unit will provide a continuous level of filtered fresh air at a low speed. This will be balanced by the extraction of stale air from the internal bathroom which will need to be mechanically ventilated in order to comply with current building regulations.

2.4.4 It is considered that the proposed energy improvements to the apartment will have minimal impact on the fabric or appearance of the building as the alterations are discreet, in keeping with the existing character and reversible. Furthermore, the majority of the ventilation system will be housed internally within lowered ceiling voids with only 2no. new external air bricks visible on the external elevation (replacing 2no. existing metal grilles). These air bricks will match existing air bricks elsewhere on the building. An MVHR unit will therefore be installed in the hallway ceiling void to provide a balanced ventilation system in line with current building standards and to ensure that adequate fresh air is supplied to habitable rooms at all times even when windows are closed.

3.0 Recommendation:

3.1 Grant conditional planning permission and listed building consent

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 26th October 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2020/0950/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
Date: 20 October 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
www.camden.gov.uk

Iceni Projects
Da Vinci House,
44 Saffron Hill
LONDON
EC1N 8FH
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
3 Chester Gate
London
NW1 4JH

DECISION

Proposal:

Removal of existing external grills, intercom panel and boiler flue. Installation of new intercom panel, boiler flue and air bricks serving an internal MVHR unit.

Drawing Nos: D048.00, D048.05, D048.07, D048.08, D048.09, Design and Access statement 25.02.20, Heritage Statement 25.02.20, Structural Report ref: 2003-1, Design and Access statement addendum 03.08.20, Comfosystems Zhender ComfoAir 160 manufacturer brochure

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 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 D048.00, D048.05, D048.07, D048.08, D048.09, Design and Access statement 25.02.20, Heritage Statement 25.02.20, Structural Report ref: 2003-1, Design and Access statement addendum 03.08.20, Comfosystems Zhender ComfoAir 160 manufacturer brochure.

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

- 4 Prior to use, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant equipment (the MVHR unit) and proposed mitigation measures. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity.

Reason: To ensure that the amenity of surrounding residential premises is not adversely affected by noise from the equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, the MVHR unit shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises are not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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.

- 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.

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

Director of Economy, Regeneration and Investment

Application ref: 2020/1584/L
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
Date: 20 October 2020

Development Management
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Da Vinci House,
44 Saffron Hill
LONDON
EC1N 8FH
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat A
3 Chester Gate
London
NW1 4JH

DECISION

Proposal:

Removal of existing external grills, intercom panel and boiler flue. Installation of new intercom panel, boiler flue and air bricks serving an internal MVHR unit. Various internal alterations including the installation of secondary glazing and removal of internal walls.

Drawing Nos: D048.00, D048.05, D048.07, D048.08, D048.09, Design and Access statement 25.02.20, Heritage Statement 25.02.20, Structural Report ref: 2003-1, Design and Access statement addendum 03.08.20, Comfosystems Zhender ComfoAir 160 manufacturer brochure

The Council has considered your application and decided to grant 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: D048.00, D048.05, D048.07, D048.08, D048.09, Design and Access statement 25.02.20, Heritage Statement 25.02.20, Structural Report ref: 2003-1, Design and Access statement addendum 03.08.20, Comfosystems Zhender ComfoAir 160 manufacturer brochure.

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.

DRAFT

Informative(s):

- 1 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).
- 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.
- 3 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.
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DECISION

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Yours faithfully

Director of Economy, Regeneration and Investment

DECISION