

Application ref: 2020/1664/P
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Date: 24 November 2020

Development Management
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Stanhope Gate Architecture
5 St. James Square
London
SW1Y4JU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**36-37
Chester Terrace
London
NW1 4ND**

Proposal:

Variation to Condition 3 of listed building consent 2017/3280/L granted 1 August 2017 for various minor external alterations to pair of GI listed dwellings (Class C3) at lower ground floor level including replacement doors and steps to light wells and rationalisation of rear vent; AMENDMENTS INCLUDE Level of slab in garage; removal of winders on lower ground staircase; New finishes and sanitaryware to bathroom S03 ; Removal of wardrobe partition in Bedroom 05; omission of changes to lightwells levels and finishes; small vents introduced to provide adequate ventilation to the back of house areas.

Drawing Nos:

Amended documents: ref 2020/1356/P

Drawing Nos: (Prefix: CHT-PL-) 01, 03C, 04C, 05C, 06C, 07C, 08C, 09B, 10B, 11A, 12A, 15A, 16, 17B, 18B, 19A, 20A, 21C, 22C, 23B, 24B, 32, 33, 40, 50, 51, 52.

Revised Planning Report with Design and Access Statement dated March 2020 by Stanhope Gate Architecture; 19118 001-36-37 Chester Terrace Structural Engineers report for planning and drawings Rev 3 A4.

Previously approved and supporting documents: Heritage Statement (dated 23.05.17); Planning Report Appendix 5.1; Historic England Listing; Planning Report Appendix 5.2 Schedule of Works & Impact Assessment, Photographs; Planning Report Appendix 5.3

Pre-Application Advice; Planning Report_Appendix 5.4 Letter to the Conservation Area Advisory Committee; Planning Report_Appendix 5.5 Historic Photographs & Drawings; Planning Report_Appendix 5.6_Part 1 The Gorell Report; Planning Report_Appendix 5.6_Part 2 The Gorell Report.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, Condition 3 of planning permission 2017/2991/P dated 01/08/2017 shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

Amended documents: ref 2020/1356/P

Drawing Nos: (Prefix: CHT-PL-) 01, 03C, 04C, 05C, 06C, 07C, 08C, 09B, 10B, 11A, 12A, 15A, 16, 17B, 18B, 19A, 20A, 21C, 22C, 23B, 24B, 32, 33, 40, 50, 51, 52. Revised Planning Report with Design and Access Statement dated March 2020 by Stanhope Gate Architecture; 19118 001-36-37 Chester Terrace Structural Engineers report for planning and drawings Rev 3 A4.

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

Informative(s):

1 Reason for granting permission-

This application is for a variation to Condition 3 of listed building consent 2017/3280/L granted 1 August 2017 for various minor external alterations to pair of GI listed dwellings (Class C3), and seeks to formalise minor changes to the scheme which have arisen during the course of the development.

The works involve Nos. 36-37 Chester Terrace which are grade I listed and integral to the terrace of 37 houses and 5 semi-detached houses designed in c1825 by John Nash and built by J Burton. The terrace is completely finished in stucco and has slated roofs; some with mansards and dormers. It is the longest unbroken façade in Regents Park at 280m and has an alternating system of bays. No's 36 & 37 sit to the northern end near to the triumphal pedestrian and vehicular arches.

Nos. 36-37 Chester Terrace are within the Regents Park Conservation Area.

The proposed works are not considered to harm the significance of the Grade I buildings nor will they harm the character or appearance of the wider Regents Park Conservation Area. As such the amendments to the scheme are considered acceptable and the application is therefore supported.

No responses were received as a result of the public consultation through a site notice and a press notice.

Historic England responded with a letter of flexible authorisation stamped and signed on behalf of the Secretary of State, to the substantive permission granted on 01/08/2017 under reference number 2017/3208/L.

Historic England responded to say they had no comments on this amended scheme.

The sites planning history has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 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 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).
- 5 You are advised that this decision relates only to the revised plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 01/08/2017 under reference number 2017/3208/L and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer