

Application ref: 2020/1356/P  
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Date: 24 November 2020

**Development Management**  
Regeneration and Planning  
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Stanhope Gate  
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 planning permission 2017/2991/P 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; EXTERNAL AMENDMENTS INCLUDE Lightwell levels and finishes to be retained.

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 the original planning permission ref 2017/2991/P dated 01/08/2017.

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 For the purposes of this decision, Condition 3 of planning permission 2017/2991/P (granted 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):

This application concerns the variation of Condition 3 (ref: 2017/2991/P 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). The application seeks to formalise changes to the approved scheme, which have arisen during the course of the development.

The application site sits within the grade I listed 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. No.36 sits within the bay of 6 units and at three storeys with a mansard, continuous cast iron balcony at first floor and projected modillion cornice between the second and third floors. No.37 sits within the projected bay of two units and 8 free standing fluted Corinthian columns supporting an entablature with modillion cornice above and a recessed attic 4th storey. The two units were combined following consent in 2009.

The amendments to the approved scheme involve works which are not considered to harm the significance of the listed Grade I terraced houses, nor will they harm the character or appearance of the wider Regents Park Conservation Area.

The amendments to the scheme are therefore supported.

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

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

Historic England responded that they did not wish to offer any comments about the planning application, in this instance.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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.

- 3 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).
- 4 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.
- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular stamp.

Daniel Pope  
Chief Planning Officer