

Delegated Report		Analysis sheet		Expiry Date: 09/07/2003			
		N/A / attached		Consultation Expiry Date: 18/07/2003			
Officer			Application Number(s)				
Miss Kiran Chauhan			2003/0809/L				
Application Address			Drawing Numbers				
39 Chester Terrace London NW1			Site location plan, 39CT/DET/01, 39CT/EX-DEM/01-07, 39CT/PR-CON/01, /02A, /03-05, /06B & /DET/01				
PQ 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
General refurbishment and redecoration of single family private house involving alterations to internal layout and to rear façade.							
Recommendation(s):		Grant Listed Building Consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	01	No. of objections	00
Summary of consultation responses:		Site notice also displayed – no comments received.					
CAAC/Local groups* comments: *Please Specify		Regents Park CAAC have made the following comment 'While we accept that much of the interior of this house was destroyed by the Crown Estate in the 1960s, there are insufficient details of original features which may have survived. It may be appropriate to impose a condition ensuring that more details are submitted before any consent is carried out'. English Heritage have no objection to make.					

Site Description

A Grade 2 listed terraced building on the east side of Chester Terrace. The building is 4 storeys high with a basement. The rear of the property backs onto Chester Close. The site is currently vacant as a single-family dwelling house. The property lies within the Regents Park Conservation Area.

Relevant History

5/8/03 – Officer site visit to the property revealed that works to the property had started. They were instructed to stop works immediately until a decision had been made.

Relevant policies

EN1 – General environmental protection and improvement
EN13 – Design of new development
EN14 – Setting of new development
EN21 – Alterations to existing buildings
EN24 – Roof alterations and extensions
EN31 – Character and appearance of conservation areas
EN38 – Preservation of listed buildings
EN40 – Restoration of listed buildings
SPG Chapter 2 Extensions and alterations
Regents Park Conservation Area Statement (Draft)

Assessment

The main issues in this case are the impact of the proposal on the character and appearance of the listed building. (Planning permission is not required for these works and therefore only the listed building application will be considered).

The proposal is seeking consent to carry out internal and external alterations as part of the general refurbishment of the property. The works involve the removal of partitions, and works to restore the principal rooms to their original state. Changes to the rear façade are also proposed which involve the replacement of sash windows with french doors at ground and lower ground levels.

Lower Ground Floor

The proposal to add the door in the front light well is acceptable, however the doorway should be set back slightly as evident with other properties along the terrace. The antiquated heating system is of no historic value and can be removed. There are no objections to the alterations on the lower ground floor. The french windows at the rear of the property would have minimal visual impact on the conservation area due to the fact that they will be predominantly obscured from sight by number 43 Chester Close North. The doors will not be visible from the main road and will be in keeping with the architecture and historic value of this property.

Ground Floor

The opening between the kitchen and the dining room is acceptable in principle however should not exceed 2metres in width and should be centred to the existing inset archway. The remaining works to this floor are acceptable as there are no features of historic or architectural interest in the kitchen area.

First Floor

The blocking off of a door to the TV room on this floor is acceptable as it shows no evidence of being the original doorway. Every effort has been made to preserve and continue the pattern and styling of the original features on this floor.

Second Floor

The opening up of the principal room at the front is to be encouraged due to the fact that it would originally have been one room. Due to the large amount of modern work that has taken place in this property over the course of the years there is no objection to the changes on this floor. There are no original features at this level that need to be replaced. Any new skirting added should aim to replicate the historic style evident at lower levels. Any pipe work in the bathroom at the rear should follow the existing plumbing already in place as much as possible.

Third Floor

Again there is no evidence of original cornices or skirting at this level and the proposed works will improve parts of the plan form in the two front rooms leaving the rest relatively unaltered. The works done will be stud wall partitions that can be removed if necessary in the future. Again the plumbing should aim to use the existing pipe work in the two bathrooms.

CONCLUSION:

This proposal has taken into account the remaining features of historic interest and aims to preserve or replicate them as much as possible. Due to the large amount of modern work that has taken place to this property on every level in respect to the plan form, there is little evidence of any original plan form on many of the floors. In this proposal every attempt has been made to improve the plan layout on all floors and the general legibility of the property. Therefore it is recommended that this application be approved with conditions.

Recommendation: Grant Listed Building Consent.