

Application ref: 2020/5689/L
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 6 April 2021

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/planning

Studio Glyn
5 Glenloch Road
London
NW3 4BX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
16 Chester Terrace
London
NW1 4ND

Proposal:
Alterations at roof level to existing terrace, steps and enclosures
Drawing Nos: DWG-001; DWG-002; DWG-003; DWG-004 Rev. PL2 and DWG-005
Rev. PL2.

The Council has considered your application and decided to grant Listed Building Consent 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:
DWG-001; DWG-002; DWG-003; DWG-004 Rev. PL2 and DWG-005 Rev. PL2.

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.

Informative(s):

- 1 Reason for granting consent:

This site is a grade I listed building originally built in 1825 and substantially rebuilt in the 1960s. It is noted that the development will only affect the 1960's reconstruction work to the building.

The proposal is for alterations to the existing terrace at roof level. The works would reduce the lift enclosure to marginally increase the usable footprint of the terrace and raise the terrace level by 180mm through the installation of timber decking. All works would not be visible above the existing parapet. The proposal does not alter the existing parapet level, roof formation or stair access nor height of the enclosures. It is considered that, due its siting, design, materials and scale, the proposal would not affect any historic fabric nor detract from the setting, character and appearance of the listed building.

No objections were received prior to the determination of this application. Historic England were consulted and raised no objection. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 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.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer