

Application ref: 2020/4680/P  
Contact: Nathaniel Young  
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Date: 28 April 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Ben Pentreath Ltd  
3 Lamp Office Court  
51 Lambs Conduit St  
London  
WC1N 3NF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**11 Chester Terrace**  
**London**  
**NW1 4ND**

Proposal: Creation of a sunken roof terrace; replacement of garage doors; paving of lightwell; installation of glazed screen at basement level; excavation of existing vaults at basement level.

Drawing Nos: Site location plan: L-100 P; Existing: S-000 P, S-100 P, S-200 P, S-300 P, S-400 P, S-500 P2, S-600 P; Proposed: A-000 P4, A-100 P, A-200 P, A-300 P, A-400 P, A-400.1 P, A-500 P2, A-500.1 P2, A-500.2 P, A-000.0, DB-101 P, DB 101.1 P, A-104.2, A600 P2; Supporting: Design and access statement P2, Heritage statement P, Photographs of structure P, Newton waterproofing system details P, Vault work method statement P

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:

Site location plan: L-100 P; Existing: S-000 P, S-100 P, S-200 P, S-300 P, S-400 P, S-500 P2, S-600 P; Proposed: A-000 P4, A-100 P, A-200 P, A-300 P, A-400 P, A-400.1 P, A-500 P2, A-500.1 P2, A-500.2 P, A-000.0, DB-101 P, DB 101.1 P, A-104.2, A600 P2; Supporting: Design and access statement P2, Heritage statement P, Photographs of structure P, Newton waterproofing system details P, Vault work method statement P

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed alterations are considered to be acceptable in terms of design. The proposed roof terrace and glazed basement screen would not form visually obtrusive features within the public realm. The roof terrace would be sunken in the existing roof, the roof pitch and overall height would remain as existing. Officers note that a number of similar sunken roof terraces exist throughout Chester Terrace which have been granted permission, it is presumed that the roofs of this terrace grouping are largely 1960s reconstructions following the bombing of the area. The glazed basement screen would be sited beneath the front stairs and would not involve the removal of any original features. The replacement garage doors and York flat paving would be in keeping with the character and appearance of the subject property and wider conservation area. The design, scale, siting and materials of the proposals would be in keeping with the character and appearance of the subject property and wider conservation area, and as such the character and appearance of the listed building and conservation area would remain preserved.

The excavation of the basement vaults is considered acceptable subject to conditions requiring compliance with the submitted construction method statement and the preservation of any original fabric uncovered during the works (see associated listed building consent ref: 2020/5521/L). A basement impact assessment is not required in this instance as excavation would be limited in scale and would be sited beneath the highway as opposed to beneath the subject property or in close proximity to neighbouring properties. An approval in principle report is not required in this instance as the highway

which is to be excavated beneath is managed by the Crown Estate Paving Commission and not the London Borough of Camden. As such, responsibility lies with the applicant and the Crown Estate Paving Commission to repair any damage caused as a result of the development.

It is not considered that there would be any significant detrimental impact to residential amenity. The proposed alterations would not involve any significant increase in massing. No new views would be afforded into any neighbouring habitable windows as a result of any element of the proposal.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the listed building and conservation area under s. 66 and 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, D2, A1 and A5 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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).

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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer