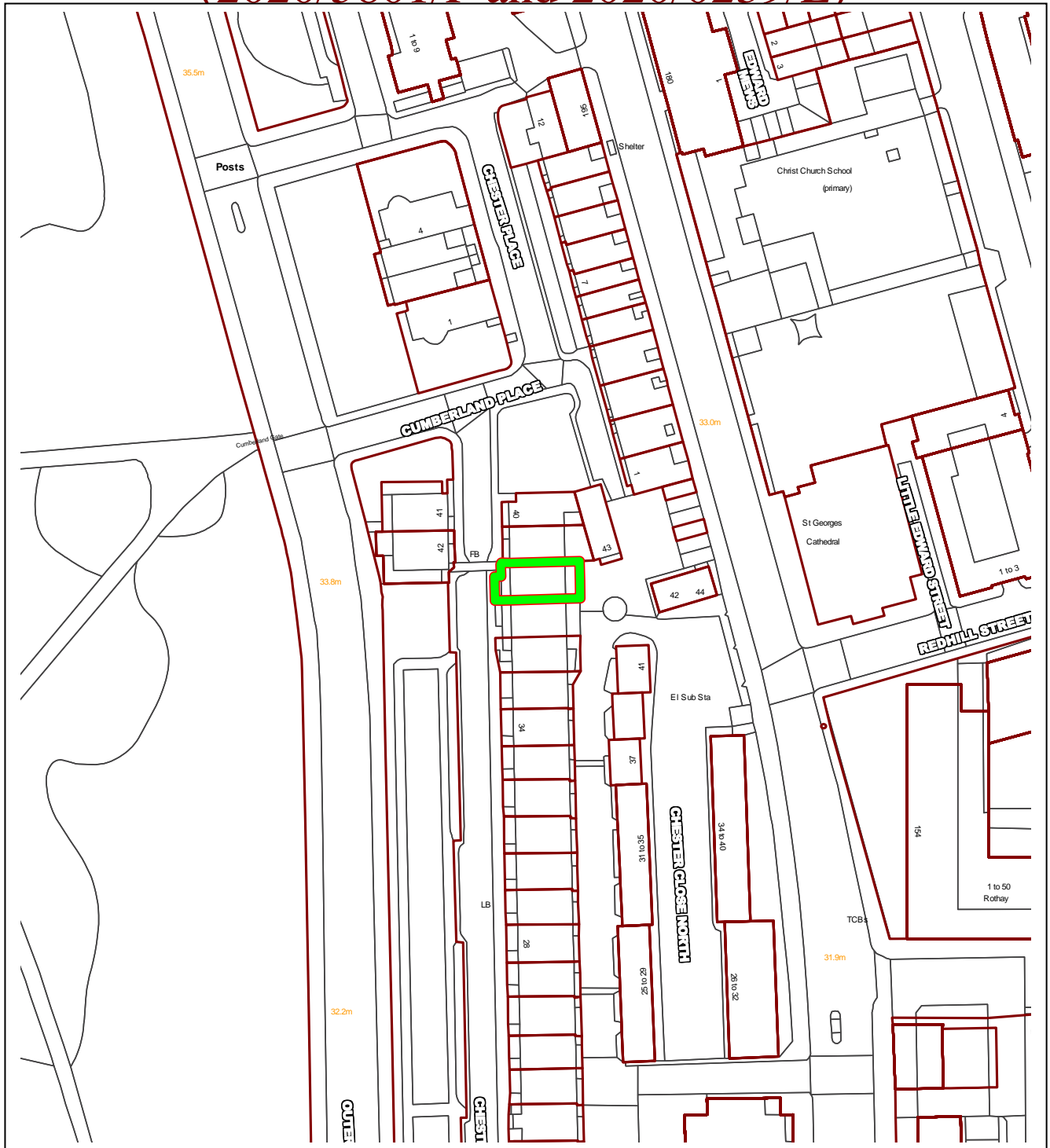


38 Chester Terrace, London, NW1 4ND (2020/5801/P and 2020/0239/L)



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38 CHESTER TERRACE, LONDON

SITE PHOTOS



Photo 1: Ariel view of the application site



Photo 2: Front elevation of the site from Chester Terrace



Photo 3: Existing rear elevation from

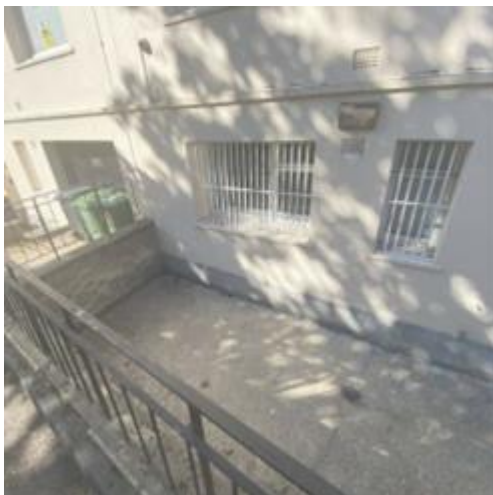


Photo 4: View of existing courtyard at the rear

Delegated Report		Analysis sheet	Expiry Date:	03/03/2021
(Members Briefing)		N/A / attached	Consultation Expiry Date:	28/02/2021
Officer			Application Number(s)	
Elaine Quigley			(i) 2020/5801/P (ii) 2020/0239/L	
Application Address			Drawing Numbers	
38 Chester Terrace London NW1 4ND			See draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>(i) External and internal works to existing residential dwelling including creation of a plant room and wine cellar within pavement vaults, new louvred doors to the vaults, creation of roof terrace at existing roof level, replacement conservation style rooflights and replacement of ground floor window to door on the rear (east) elevation, installation of metal gate and stair within the rear courtyard and installation of new privacy screen at the rear.</p> <p>(ii) External and internal works to existing residential dwelling including creation of a plant room and wine cellar within pavement vaults, new louvred doors to the vaults, creation of roof terrace at existing roof level, replacement conservation style rooflights replacement of ground floor window to door on the rear (east) elevation, installation of metal gate and stair within the rear courtyard and installation of new privacy screen at the rear. Internal works to include alterations to room layouts at ground, first, second and third floors; installation of lift within existing lift shaft, secondary glazing to stairwell window, and new flooring with underfloor heating, new suspended ceilings, new partition walls and new skirting.</p>				
Recommendation(s):		<p>(i) Grant conditional planning permission (ii) Grant conditional listed building consent</p>		
Application Type:		<p>Householder Application Listed Building Consent</p>		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>A press notice was advertised on 04/02/2021 (expired 28/02/2021) Site notices were displayed on 27/01/2021 (expired 20/02/2021).</p> <p>No responses were received as a result of the consultation.</p>					
CAAC comments: *Please Specify	<p>Regent's Park CAAC – objects</p> <ul style="list-style-type: none"> Object to insert of a bathroom within the first floor rear room. There should be no further harm to the original plan (see dismissed appeal at 36-37 Chester Terrace 2018) <i>Officer response: Please refer to paragraph 3.6 of the report</i> Object to insertion of round-headed openings as anachronistic and harmful to the surviving character of the interior spaces <i>Officer response: Please refer to paragraph 3.7 of the report</i> <p>Historic England – no comments Flexible authorisation to determine the applications in line with Camden's policies and guidance.</p>					

Site Description

The application site is located on the east side of Chester Terrace. No 38 Chester Terrace is a mid-terrace 3 storey house with basement and attic accommodation that lies to the west of Chester Close North. Following damage in WWII, the terrace was subject to major refurbishment works behind the facades in 1966 by the Louis de Soissons Partnership. The result is that the main staircase seems to be the only original feature remaining.

Chester Terrace is the longest of Nash's grand stucco terraces that form a backdrop for Regent's Park. The terrace is set back from the Outer Circle and framed by projecting pavilion blocks at each end, linked to the main façade by triumphal arches that span the private drive. The rhythm of the façade is modulated by alternating groups of free-standing or attached Corinthian columns with double attic storeys above the cornice.

Chester Terrace was rebuilt in 1966 after war damage – as 42 houses behind the restored original façade by the Louis de Soissons Partnership. They are all Grade I listed buildings. Although some of the original spirit was carried over it was not a scholarly reconstruction – a more 'modern' 1960's interpretation prevailed - the internal layout was significantly altered, lifts installed to all houses, and the rebuilt structure includes reinforced concrete floors. Notwithstanding this, key elements, such as the plan form, proportions of internal spaces and volumes, and the hierarchy of these spaces and volumes in the building were retained, and constitute important elements of the significance of the Listed Building.

The building is Grade I listed building and the site is located in Regents Park Conservation Area.

Relevant History

Application site

Listed building consent was **approved** on 14/05/1991 (ref 9070526) for alterations to provide new glazed screen to front hall and new dining room door

Listed building consent was **approved** on 02/07/2002 (ref LEX0200393) on 02/07/2002 for alterations to internal layout. This included alterations to the kitchen and recessing the entrance in line with the rear of the lift.

37 Chester Terrace

Planning permission (ref 2011/0138/P) was **granted** on 08/03/2011 for excavation of front vaults at lower ground floor level to single dwelling house (Class C3).

Listed building consent (2011/0140/L) was **approved** on 08/03/2011 for excavation of vaults at lower ground floor level with associated internal additions and alterations to existing single dwelling (Class C3).

Listed building consent (ref 2017/6614/L) was **refused** on 08/03/2018 for enlargement of ground floor opening with addition of columns and thickening of wall. Removal of the ground floor wall between the hallway and the front reception room was considered detrimental to the plan form and special interest of the Grade I listed building. The appellant appealed the decision and the appeal was **dismissed** on 11/10/2018 (ref APP/X5210/Y/18/3200837). The Inspector considered that the works resulted in disruption to the appreciation of the sense of space within the hall

Adjoining sites

There have been a number of permissions at neighbouring properties within the terrace including excavation of vaults and lower ground floor, creation of roof terraces, installation of air conditioning units and replacement of rear windows with double glazed windows over the last 10 years. The properties include nos. 26 (approved 2003), 29 (approved 2006), 21 (approved 2007), 16 (approved 2009), 22 (approved 2009), 31 (2009), 15 (approved 2010), 6 (approved 2011), 36-37 (approved 2011); 2 (approved 2014), 35 (approved 2014), 10 (approved 2014),

Relevant policies

National Planning Policy Framework 2019

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

A5 Basements

D1 Design

D2 Heritage

CC3 Water and flooding

T4 Promoting the sustainable movement of goods and materials

Camden Planning Guidance

CPG Amenity 2021

CPG Basements 2021

CPG Design 2021

CPG Home Improvements 2021

CPG Transport 2021

Regent's Park Conservation Area Appraisal and Management Strategy (July 2011)

Assessment

1 PROPOSAL

1.1 Planning permission and listed building consent is sought for the following works:

EXTERNAL WORKS

Ground floor

- New mews style timber doors with transom windows on the rear (east) elevation
- Installation of 1.56m privacy screen on the rear elevation to enclose the existing courtyard
- Replacement of metal staircase and gate from ground to lower ground floor within the rear courtyard

Roof level

- Removal of non-original flat section of roof and installation of timber deck to create a roof terrace
- Clad existing lift car overrun and install worktop on top
- 2 new conservation style roof lights

INTERNAL WORKS

Lower ground floor

- Removal of existing plant and excavation of base of 2 vaults by 0.6m
- Works to install replacement of existing lift
- Installation of plant within the vaults
- Installation of 2 louvred doors to the vaults

Ground floor

- Installation of new kitchen
- Replacement of existing arched doors in entrance hall and kitchen
- Installation of new arched door to replace an existing door between dining room and kitchen
- Internal alterations and refurbishment.

First floor

- Installation of new WC

Third floor

- Installation of new staircase to access roof level
- Replacement of existing rooflight

Roof level

- Removal of loft and associated roof structure to create a roof terrace
- Replacement of existing lift room with new lift overrun

- Replacement of existing rooflights

1.2 The proposal includes new floor finishes throughout, installation of internal secondary glazing to stairwell windows on each floor, reconfiguration of room layouts at lower ground, second and third floors, replacement of non-original doors, replacement of fire surrounds, hearth and basket at first and second floors.

AMENDMENTS

1.3 During the course of the application additional information and a number of amendments were made to the proposal including the following:

- Omit air conditioning system
- Omit lowering of the lower ground floor
- Submission of lighting document
- Amendments to first floor bathroom layout
- Amendments to materials of arched doors from metal and glass to solid timber
- Introduction of a 1.56m high privacy screen to the rear courtyard at ground floor
- Reduction in the size of the proposed ground floor mews-style door opening on the rear elevation

2 ASSESSMENT

2.1. The principle considerations material to the determination of this application are considered in the following sections of this report:

- Design and conservation
- Impact on neighbouring amenity
- Basement works
- Transport

3. Design and conservation

3.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

3.3 Policies D1 and D2 of the Camden Local Plan and CPG (Design) are relevant. Policy D1 seeks to secure high quality design in all development by requiring development to respond to local character and context, be highly sustainable in design and construction, integrate well to the surrounding streets and townscape, comprise high quality architecture, and be accessible for all. Policy D2 states that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings. In line with the statutory tests, Policy D2 states that the Council will not permit the loss of or substantial harm to a designated heritage asset, unless it can be demonstrated that the substantial harm

Internal works

3.4 At basement level, various non-original fittings and partitions are to be removed restoring the original plan form of the front room. The property has 3 vaults beneath the footpath to the front of the building. The principle of excavation of the vaults at lower ground floor level has been established in order properties along Chester Terrace including nos. 16, 21, 29, 31, 36-37. The proposal would include excavation of 2 of the 3 basement vaults by approximately 0.6m and is considered acceptable as the vaults are to be deepened to the existing footings in such a way that no historic fabric is lost.

3.5 At ground floor level, the plan form of the front room will be reinstated, while the plan of the rear room will be simplified.

3.6 The first-floor front room will also have its rear enclosed, improving its plan form. Concern has been raised by the CAAC about the harm caused to the original plan form by the insertion of a bathroom within the first floor rear room. The plans have been revised during the course of the application to relocate the bathroom so that the internal rear wall is exposed in its entirety and this is now considered acceptable. The back wall of the second-floor front room will have a traditional plan reinstated. The

third floor is a modern mansard.

- 3.7 Concern has also been raised by the CAAC about the insertion of round-headed openings as being harmful to the surviving character of the interior spaces of the listed building. Proposals for arched metal-and-glass doors in the principle rooms have been amended to be replaced with timber solid doors (leading from the hall into the front dining room on the upper ground floor and from the stair into the front drawing room at first floor level). This is considered to retain the character of the interior rooms and is considered acceptable.
- 3.8 A lighting plan has been provided showing no downlighters in historic or primary areas. A door schedule has been provided showing that no historic doors will be removed.
- 3.9 Underfloor heating system would be installed in the upper ground, first, second and third floor levels. The relaying of the flooring is considered to be acceptable as the flooring is not original. On this basis, the installation of underfloor heating is also considered to be acceptable. A condition would be attached to secure the details of the underfloor heating system. Secondary glazing would be installed within the stairwell windows on the ground and first floor. This would be considered acceptable subject to detailed design that would be secured by condition. The existing reproduction fireplaces in the upper ground dining room and first floor drawing room would be replaced by new fire place surrounds, hearths and baskets. These would be considered acceptable subject to detailed design. A condition would be attached to secure these.

External works

- 3.10 A central roof terrace is proposed. As noted, the upper storey is a modern mansard, and the loss of its crown roof is acceptable. The proposed roof terrace would be similar to other roof terraces approved along the surrounding terrace (see planning history above). The terrace would be sunken within the newly created flat roof section of the mansard roof and would have no visual impact on the surrounding area. It would be accessed via new stairs continued from the existing internal staircase. Two conservation style rooflights would be installed within the flat roof section of the roof to allow light into the bathroom and ensuite bathroom below. The roof terrace and associated rooflights would be screened from views from the surrounding streets and Regent's Park and would be acceptable in design terms.
- 3.11 To the rear at ground level, it is proposed to replace a non-original casement window with a garage door with transom windows in it. This door will match others in the terrace. A condition would be attached to secure the details of the new door are appropriately designed. A privacy screen would also be installed around the rear courtyard area. As the house is at the end of the row, one of only two or three with rear gardens, this is not considered harmful to the character and appearance of the Regent's Park Conservation Area. A condition would be attached requiring the submission of detailed drawings of the privacy screen.
- 3.12 The external stair from the lower ground to the ground floor rear courtyard area fronting east would be removed. A reconfigured stair would be installed that would be considered acceptable.
- 3.13 The louvred doors to the vaults are minor features at lower ground floor level within the front lightwell area and would be considered acceptable in terms of size, appearance and location.

4. Impact on neighbouring amenity

- 4.1 Policy A1 seeks to ensure that development protects the quality of life of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. CPG Amenity provides further specific guidance with regards to privacy and outlook.
- 4.2 The use of the proposed roof as a terrace area is considered to be acceptable and will not adversely impact on neighbouring properties with regards to overlooking or loss of daylight. The proposed terrace will be inset into the roof and will be approximately 21 sq. m in size. It will be reached via a new stair access from third floor level and will also incorporate an enclosure for the new staircase. The terrace is in excess of 18m from the properties to the rear. It will not enable views into habitable rooms in the adjoining properties.
- 4.3 The fact that the proposed terrace will be inset into the roof and will be surrounded by a parapet wall and roofslope, it is considered that it will not interfere with the privacy of neighbouring properties or result in any potential increase in noise levels.

4.4 The existing metal railings enclosing the rear courtyard area measures approximately 1m. The proposal would include the installation of a new 1.56m privacy screen around the rear courtyard area. The neighbouring property at no. 39 has a similar height of screen and would therefore remain unaffected by the new screen. There is a garage door on the rear elevation of no. 37. The proposed privacy screen would not impact the amenity of this property in terms of daylight, sunlight or loss of outlook.

4.5 The proposal would include the installation of new plant in the vaults under the pavement. A noise assessment has been submitted in support of the application. The closest noise sensitive receptors lies to the north and south of the site at no. 39 and no. 37 respectively. The Council's Environmental Health officer has reviewed the report and is satisfied with its details subject to the standard noise condition. As the details of the proposed plant is not known at this stage a condition would be attached requiring details to be submitted and a further noise assessment required to be undertaken to ensure that the plant would not harm the amenity of neighbouring occupiers in terms of noise and disturbance.

5. Basement development

5.1 Basement developments can help to make efficient use of the borough's limited land as required by the development plan, but they have the potential to cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment. Local Plan policy A5 includes a range of indicators to manage and mitigate these potential impacts. The following table demonstrates how the proposed basement is compliant with Policy A5 of the Camden Local Plan 2017

Policy A5 Criteria	Response	Complies Yes/No
The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:		
a) Neighbouring properties:	The BIA confirms that damage to adjacent property shall be limited to Category 1 (very slight) with appropriate monitoring and mitigation measures proposed.	Yes
b) The structural, ground or water conditions of the area;	The BIA presents appropriate assessments of structural impacts and proposes mitigation measures. The BIA confirms there will be no impact to the wider impact to the wider hydrological environment	Yes
c) The character and amenity of the area;	There are no external manifestations of the basement and the works would preserve the character and appearance of the area	Yes
d) The architectural character of the building; and	The excavation of the vaults to deepen the existing footings by 0.6m would not affect the architectural character of the building	Yes
e) The significance of heritage assets	The excavation of the vaults to deep the existing footings by 0.6m would not affect the significance of heritage assets	Yes
Basement development should:		
f) Not comprise of more than one storey;	The proposed lowering of the vaults by 0.6m and would not be more than one storey	Yes
g) Not be built under an existing basement;	The proposed lowering of the vaults by 0.6m and would not result in an additional basement floor	Yes
h) Not exceed 50% of each garden within the property	The proposed lowering of the vaults by 0.6m and would not extend into the existing rear courtyard	Yes
i) Be less than 1.5 times the footprint of the host;	The proposed lowering of the vaults by 0.6m would not create any additional floor area.	Yes
j) Extend into the garden no further than 50% of the depth of the host building	The excavation works would only extend beyond the footprint of the host building within the front vaults under the pavement and would not result in the loss of any garden	Yes

measured from the principal rear elevation;		
k) Not extend into or underneath the garden further than 50% of the depth of the garden	The excavation works would only extend beyond the footprint of the host building within the front vaults under the pavement and would not result in the loss of any garden	Yes
l) Be set back from the neighbouring property boundaries where it extends beyond the footprint of the host building; and	The excavation works would only extend beyond the footprint of the host building within the front vaults under the pavement and would be sufficiently set away from the boundaries of all neighbouring properties.	Yes
m) Avoid the loss of garden space or trees of townscape or amenity value	The proposal would not lead to the loss of any garden space or trees	Yes

5.2 Due to the nature of the excavation works it is considered that they would have no impact on the character and appearance of the surrounding area and are considered acceptable.

5.3 Overall, the excavation works is considered acceptable in size and scale in relation to the host building. By virtue of the form, scale, detailing and proportions, the proposals would be sympathetic to the host building and would respect and preserve the property's character and existing architectural features.

Basement works

5.4 The proposal would include excavation works to lower two of the existing vaults by 0.6m. The proposed works would not go deeper than the existing foundations and no underpinning of foundations is required. A basement impact assessment (BIA) submitted with the application has been independently assessed by a third party engineering firm (Campbell Reith) with subsequent information provided by the author of the BIA during the course of the application. The audit reviewed the BIA for potential impact on land stability and local ground and surface water conditions arising from basement development.

5.5 The revised BIA assessments predict movements of Burland Category 0 (Negligible) to 1 (Very Slight) damage for neighbouring properties, which the Audit accepts. The Audit accepts that there would be no land stability impacts to surrounding structures or highways. It also accepts that there will be no impacts to the hydrogeological environment. The site is underlain by very low permeability London Clay, designated as unproductive strata and the proposed development will not exceed the existing foundation depths. The proposed development would not impact the wider hydrological environment and the impermeable site area will remain unchanged as a result of the development. The Audit notes that the site is within a Critical Drainage Area and a final drainage design should be approved by Thames Water. A condition would be attached to any permission to secure this.

5.6 The Audit advises that if the excavation below the level of the existing foundations is required, additional assessment and revision of the BIA will be required. A condition would be attached to ensure that the excavation works are carried out in line with the approved BIA.

5.7 The Audit confirms that the BIA has met the requirements of policy A5 and CPG Basements for the identification of the potential impacts of the proposed basement construction and the proposed mitigation.

6. Transport

6.1 The majority of the proposals are limited to internal alterations and a modest level of excavation, together with alterations to the roof. Given the scale of the works a construction management plan and associated contribution would not be required in this instance.

6.2 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.

6.3 Any parking bay suspensions and skip licences that are required in order to undertake the works would be obtained from the Crown Estates Paving Commission.

7. Conclusion

7.1 On balance, the proposals are considered to preserve and enhance the special character of the host Grade I Listed Building, the wider Regents Park Conservation Area, and would be considered acceptable.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th May 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2020/5801/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 12 May 2021

Development Management
Regeneration and Planning
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Phone: 020 7974 4444

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Montagu Evans LLP
5 Bolton Street
London
W1J 8BA
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

38 Chester Terrace
London
NW1 4ND

DECISION

Proposal:

External and internal works to existing residential dwelling including creation of a plant room and wine cellar within pavement vaults, new louvred doors to the vaults, creation of roof terrace at existing roof level, replacement conservation style rooflights and replacement of ground floor window to door on the rear (east) elevation, installation of metal gate and stair within the rear courtyard and installation of new privacy screen at the rear.

Drawing Nos: P1100; P1101; P1102 (Rear elevation); P1102 (Rear street elevation); P1200; P1201; P1202; P0599 REV C; P0600 REV B; P0601 REV A; P0603; P0605; P0700 REV B; P0701 REV A; P0702 REV A; P0800 REV A; P0801 REV B; P0802 REV C; P1999 REV C; P2000 REV B; P2001 REV B; P2002 REV A; P2003 REV A; P2005 REV A; P2100 REV B; P2101 REV A; P2102 REV B; P2103 REV B; P2200 REV A; P2201 REV C; P2202 REV D; Design and Access Statement rev D prepared by MWA dated April 2021; Photographic room survey prepared by MWA dated December 2020; Door Schedule rev B prepared by MWA dated 06/04/2021; Schedule of Works (rev C) prepared by MWA dated May 2021; Geo-Environmental Desk Study and Basement Screening Assessment prepared by Jomas Associates Ltd dated 09/04/2021 and associated Appendices (Part 1, 2, and 3) dated November 2020; Environmental Noise Report for Planning prepared by Cundall dated 03/12/2020.

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:

P1100; P1101; P1102 (Rear elevation); P1102 (Rear street elevation); P1200; P1201; P1202; P0599 REV C; P0600 REV B; P0601 REV A; P0603; P0605; P0700 REV B; P0701 REV A; P0702 REV A; P0800 REV A; P0801 REV B; P0802 REV C; P1999 REV C; P2000 REV B; P2001 REV B; P2002 REV A; P2003 REV A; P2005 REV A; P2100 REV B; P2101 REV A; P2102 REV B; P2103 REV B; P2200 REV A; P2201 REV C; P2202 REV D; Design and Access Statement rev D prepared by MWA dated April 2021; Photographic room survey prepared by MWA dated December 2020; Door Schedule rev B prepared by MWA dated 06/04/2021; Schedule of Works (rev C) prepared by MWA dated May 2021; Geo-Environmental Desk Study and Basement Screening Assessment prepared by Jomas Associates Ltd dated 09/04/2021 and associated Appendices (Part 1, 2, and 3) dated November 2020; Environmental Noise Report for Planning prepared by Cundall dated 03/12/2020.

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

- 4 Prior to the installation of any items of fixed plant associated with the development hereby approved, details of the plant machinery and a noise report shall be submitted to and approved in writing by the Local Planning Authority. The measures shall ensure that the external noise level emitted from plant/machinery/equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The report should reference the proposed noise limits included in Table 5-1 of the environmental noise report dated 03 December 2020. A post installation noise assessment shall be carried out to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment in accordance with Policy A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of any basement works, a final drainage design shall be submitted to and approved in writing by the local planning authority. The final drainage design shall be prepared in consultation with Thames Water or the relevant statutory undertaker and any mitigation measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any excavation works must be undertaken in accordance with the terms of the approved final drainage design.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Jomas Associates, as well as the recommendations in the Basement Impact Assessment Audit Report Rev. F1 prepared by Campbell Reith, dated April 2021.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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, 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.
- 2 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).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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

Chief Planning Officer

DRAFT

DECISION

Application ref: 2021/0239/L
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 12 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Montagu Evans LLP
5 Bolton Street
London
W1J 8BA
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
38 Chester Terrace
London
NW1 4ND

DECISION

Proposal:

External and internal works to existing residential dwelling including creation of a plant room and wine cellar within pavement vaults, new louvred doors to the vaults, creation of roof terrace at existing roof level, replacement conservation style rooflights, replacement of ground floor window to door on the rear (east) elevation, installation of metal gate and stair within the rear courtyard and installation of new privacy screen at the rear. Internal works to include alterations to room layouts at ground, first, second and third floors; installation of lift within existing lift shaft, secondary glazing to stairwell window, and new flooring with underfloor heating, new suspended ceilings, new partition walls and new skirting.

Drawing Nos: P1100; P1101; P1102 (Rear elevation); P1102 (Rear street elevation); P1200; P1201; P1202; P0599 REV C; P0600 REV B; P0601 REV A; P0603; P0605; P0700 REV B; P0701 REV A; P0702 REV A; P0800 REV A; P0801 REV B; P0802 REV C; P1999 REV C; P2000 REV B; P2001 REV B; P2002 REV A; P2003 REV A; P2005 REV A; P2100 REV B; P2101 REV A; P2102 REV B; P2103 REV B; P2200 REV A; P2201 REV C; P2202 REV D; Design and Access Statement rev D prepared by MWA dated April 2021; Photographic room survey prepared by MWA dated December 2020; Door Schedule rev B prepared by MWA dated 06/04/2021; Schedule of Works (rev C) prepared by MWA dated May 2021; Geo-Environmental Desk Study and Basement Screening Assessment prepared by Jomas Associates Ltd dated 09/04/2021 and associated Appendices (Part 1, 2, and 3) dated November 2020; Environmental Noise Report for Planning prepared by Cundall dated 03/12/2020.

The Council has considered your application and decided to grant 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:

P1100; P1101; P1102 (Rear elevation); P1102 (Rear street elevation); P1200; P1201; P1202; P0599 REV C; P0600 REV B; P0601 REV A; P0603; P0605; P0700 REV B; P0701 REV A; P0702 REV A; P0800 REV A; P0801 REV B; P0802 REV C; P1999 REV C; P2000 REV B; P2001 REV B; P2002 REV A; P2003 REV A; P2005 REV A; P2100 REV B; P2101 REV A; P2102 REV B; P2103 REV B; P2200 REV A; P2201 REV C; P2202 REV D; Design and Access Statement rev D prepared by MWA dated April 2021; Photographic room survey prepared by MWA dated December 2020; Door Schedule rev B prepared by MWA dated 06/04/2021; Schedule of Works (rev C) prepared by MWA dated May 2021; Geo-Environmental Desk Study and Basement Screening Assessment prepared by Jomas Associates Ltd dated 09/04/2021 and associated Appendices (Part 1, 2, and 3) dated November 2020; Environmental Noise Report for Planning prepared by Cundall dated 03/12/2020.

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Details of underground heating and reinstated flooring
 - b) Details of all new fireplaces at scale 1:5 and 1:10
 - c) Details of secondary glazing at scale 1:10
 - d) Details of new lower ground floor rear door and new privacy screening at a scale 1:10

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 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, 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.
- 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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

Chief Planning Officer

DRAFT

DECISION