

Application ref: 2021/1261/L  
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Date: 28 May 2021

**Development Management**  
Regeneration and Planning  
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Judd Street  
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WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

RVA Services Limited  
40 Courtlands  
Maidenhead  
SL6 2PU

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**1-2  
Chester Gate  
London  
NW1 4JH**

Proposal:

Internal alterations are proposed throughout the building. The scope of works include: Localized works to existing walls which involve the installation of proper lintels and re-location of modern partitions; Removal and replacement of all sanitaryware and radiators; Replacement lighting fixtures; Decoration; New Tiling and Flooring throughout.

Drawing Nos: SITE LOCATION PLAN

2021 March\_2 Chester Gate-RESIN FLOOR COVERING DETAILS

BASEMENT FLOOR PLAN SCHEDULE OF MATERIALS

GROUND FLOOR PLANSCHEDULE OF MATERIALS

FIRST FLOOR PLANSCHEDULE OF MATERIALS

SECOND FLOOR PLANSCHEDULE OF MATERIALS

THIRD FLOOR PLANSCHEDULE OF MATERIALS

BASEMENT FLOOR PLAN LIGHTING DESIGN

GROUND FLOOR PLAN LIGHTING DESIGN

FIRST FLOOR PLAN LIGHTING DESIGN

SECOND FLOOR PLAN LIGHTING DESIGN

THIRD FLOOR PLAN LIGHTING DESIGN

BASEMENT PLAN AS EXISTING-AS PROPOSED

GROUND FLOOR PLAN AS EXISTING-AS PROPOSED

FIRST FLOOR PLAN AS EXISTING-AS PROPOSED

SECOND FLOOR PLAN AS EXISTING-AS PROPOSED  
THIRD FLOOR PLAN AS EXISTING-AS PROPOSED  
SECTION AA AS EXISTING-AS PROPOSED  
SECTION BB AS EXISTING-AS PROPOSED  
Schedule of Materials-Photo Samples  
Schedule Lighting  
Data sheet Resin floor-Mapei ultratoploftw

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:

SITE LOCATION PLAN  
2021 March\_2 Chester Gate-RESIN FLOOR COVERING DETAILS  
BASEMENT FLOOR PLAN SCHEDULE OF MATERIALS  
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SECTION AA AS EXISTING-AS PROPOSED  
SECTION BB AS EXISTING-AS PROPOSED  
Schedule of Materials-Photo Samples  
Schedule Lighting  
Data sheet Resin floor-Mapei ultratoploftw

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 Reasons for granting listed building consent (delegated):

The site is part of a group of four semi-detached houses located to the rear of Nos 1-10 Cambridge Terrace (all designed by John Nash).

Modest in design, the property comprises four storeys plus basement with a plan that is two rooms deep with one primary room to each of the main floors.

Internally the premises have retained a degree of integrity and historic fabric. The plan form survives intact reasonably well although legibility has been somewhat eroded by limited modern interventions. Architectural detailing mostly dates from refurbishment in the 1980s.

The proposed works comprise various internal alterations within this Grade II listed townhouse.

Since the interior has previously been altered it is considered that the proposal will have limited implications for the historic significance of the property.

The proposed reordering of the inside of the property is also seen as neither contentious nor deleterious to the architectural significance of the properties in Chester Gate.

The site's planning history has been taken into account when making 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 (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 2021 and the National Planning Policy Framework.

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 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.

- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 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.
- 6 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)

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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 in the upper left quadrant of the page.

Daniel Pope  
Chief Planning Officer