

Application ref: 2021/4215/L  
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**Development Management**  
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Ben Pentreath Ltd  
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51 Lambs Condiut St  
London  
WC1N 3NF

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:  
Replacement of floor finishes and addition of radiators.  
Drawing Nos: Site location plan: Heritage, Design and Access Statement; Drawings numbered S-000.1; S-100.1; S-400.1; S-200.1; S-300.1; A-810; A-850; A-820; A-830; A-800

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: Heritage, Design and Access Statement; Drawings numbered S-000.1; S-100.1; S-400.1; S-200.1; S-300.1;

A-810; A-850; A-820; A-830; A-800

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 The application property is listed at Grade I and is in the Regent's Park conservation area.

The significance of the building includes its architectural design and materials, planform, evidential value as part of the Nash composition of Chester Terrace and its townscape contribution, including its positive contribution to the character and appearance of the conservation area.

The alterations relate to new floor coverings and the addition of radiators. The works relate to fabric post-dating the 1950s when the building was substantially reconstructed behind the retained Nash facade. There would be no loss of pre-C20th fabric and no harm to planform.

The proposed works preserve the special interest of the listed building.

Historic England has issued an Authorisation to Determine an Application for Listed Building Consent as Seen Fit.

Public consultation was undertaken for this application by means of a press notice and a site notice, the following response was received from the CAAC: "No objection on the basis that the interiors were reconstructed in the 1960s and the proposed floor finishes apparently only affect 1960s or later work. The trench heating units and underfloor heating might harm original timber floor structures but these too appear to have been replaced in the 1960s."

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 2021.

- 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 2021.

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