

Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

(Via Planning Portal Website only)

3rd December 2021

Dear Sir/Madam,

Re: 36-37 Chester Terrace, London, NW1 4ND

We are instructed by our client to submit an application for amendments under Section 73 of the Town and Country Planning Act (1990) to planning permission 2017/2991/P and an application under Section 19 of the Planning and Listed Building Act to amend the listed building consent 2017/3280/L.

Accordingly, we submit the following documentation via the Planning Portal to support the application:

- Application Form
- Planning Report with Design and Access Statement, including:
 - Review of recent planning history and consultations
 - Overview of the existing property and its history
 - Details of the proposal, its impact, and benefit
 - Heritage Assessment
 - Historic England Listing
 - Pre-Application Advice & Planning Correspondence
 - Correspondence with the Conservation Area Advisory Council
- Site Location Plan (Scale 1:1250);
- Existing and Proposed Drawings with Drawing Issue Register
- Grille detail

Site and Context

The property is in the Crown Estate and part of a grade-I listed terrace dating from c1825 by John Nash, and within the Regent's Park Conservation Area. The terraces, including Nos. 36 & 37, were substantially rebuilt behind retained facades in the 1960s following war damage and neglect.

36-37 Chester Terrace is a private residence set over 5 storeys to the west of Regent's Park. The residence comprises two adjoining terraced properties that were unified and considerably altered following the award of planning and listed building consent in 2009.

Background:

Since planning permission and listed building consent was granted on the 1st August 2017, new security related items are required to the rear façade and the front lightwells.

Proposal:

The proposal seeks to add two external cameras to the rear façade and two external cameras to the front lightwells 19 and 23 to complement the existing CCTV.

In addition to the above we are proposing to incorporate four security grilles to windows on lightwells 19 and 23.

Summary

The proposal has been informed by a clear understanding and appreciation of the significance, in terms of character and appearance, of the Listed Building and Regent's Park Conservation Area as heritage assets, and the contribution of No. 36-37 Chester Terrace to the collective value of the Terrace and Conservation Area.

Please do not hesitate to contact me should there be any matters which could prevent or delay the granting Listed Building Consent, in order for these to be resolved.

Yours faithfully

Claudia Valcarcel, DipArch
Architectural Designer

For and on behalf of Stanhope Gate Architecture Ltd