

Application ref: 2022/1086/L
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Date: 18 August 2022

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**38 Chester Terrace
London
NW1 4ND**

Proposal:

Details of new fireplaces (Condition 4b) and new lower ground floor rear door and privacy screen (Condition 4d) required by listed building consent ref 2021/0239/L dated 18/05/2021 for external and internal works to existing residential dwelling.

Drawing Nos: Screening precedents, P6400 (doors), A2540 C1 (mantelpiece), fireplace presentation rev B, A2530 C1 (mantelpiece)

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The applicant wishes to discharge conditions 4b and 4d of 2021/0239/L.

Consequently, she has submitted drawings of fireplaces of appropriate design, photographs of a proposed slatted timber privacy screen and drawings of a set of rear external doors of mews-like appearance.

The conditions are therefore discharged.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.

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