

Application ref: 2022/1634/P
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Date: 17 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk/planning

Ben Pentreath
Lamp Office Court
1 - 4 Lambs Conduit Street
London
WC1N 3NF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Chester Terrace
London
Camden
NW1 4ND

Proposal:

Excavation of third existing vault following approval for excavation to the two remaining existing vaults approved under Planning Application 2020/4680/P and Listed Building Consent 2020/5521/L dated 28.04.21. Introduction of a fully reversible cavity drainage waterproofing membrane to all three vaults.

Drawing Nos: L-100P, S-601P, A-601P

Supporting: Heritage Statement and impact assessment dated July 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

L-100P, S-601P, A-601P

Supporting: Heritage Statement and impact assessment dated July 2020

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The proposals outlined within this planning application are for the excavation of the Northern most existing vault, removing the non-original back-fill and reinstating the original proportions of the vault.

Three barrel vaulted cellars are under the pavement to the front of the property. All have replacement twentieth century doors, concrete floors and have been covered with a rough concrete render. It is noted that excavation of the non-original back-fill to the remaining two vaults has already been approved under Planning Application 2020/4680/P and Listed Building Consent 2020/5521/L. Alongside the work to the associated existing external lightwell which has also been previously considered. In addition, the excavation work to the two vaults has already been undertaken to their original levels which has revealed that no underpinning will be required at any point to the existing foundations of the vaults.

The undertaking of this work has also established that the vaults in their current state, both excavated and unexcavated, are very damp and will require the installation of a fully reversible Type C cavity drainage waterproofing membrane to all three vaults once excavated in order to make them suitable for use as storage and a plant room. While this will result in an uncharacteristic internal appearance for historic vaults, the works are reversible and in line with similar works to listed vaults previously consented within the borough.

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.

Given that the proposal is subterranean in nature it is not considered to result in any detrimental impact to neighbouring residential amenity.

The Council does not require an 'Approval in Principle' obligation for this development as it is not a borough managed road. The Crown Estate Paving Commission (CEPC) is the highway authority, any damage to the highway would need to be rectified either by them or by an approved contractor under an agreement between the CEPC and the developer.

No objections were received following statutory consultation. The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, and of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2, A1 and T3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.
- 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.

- 4 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).

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer