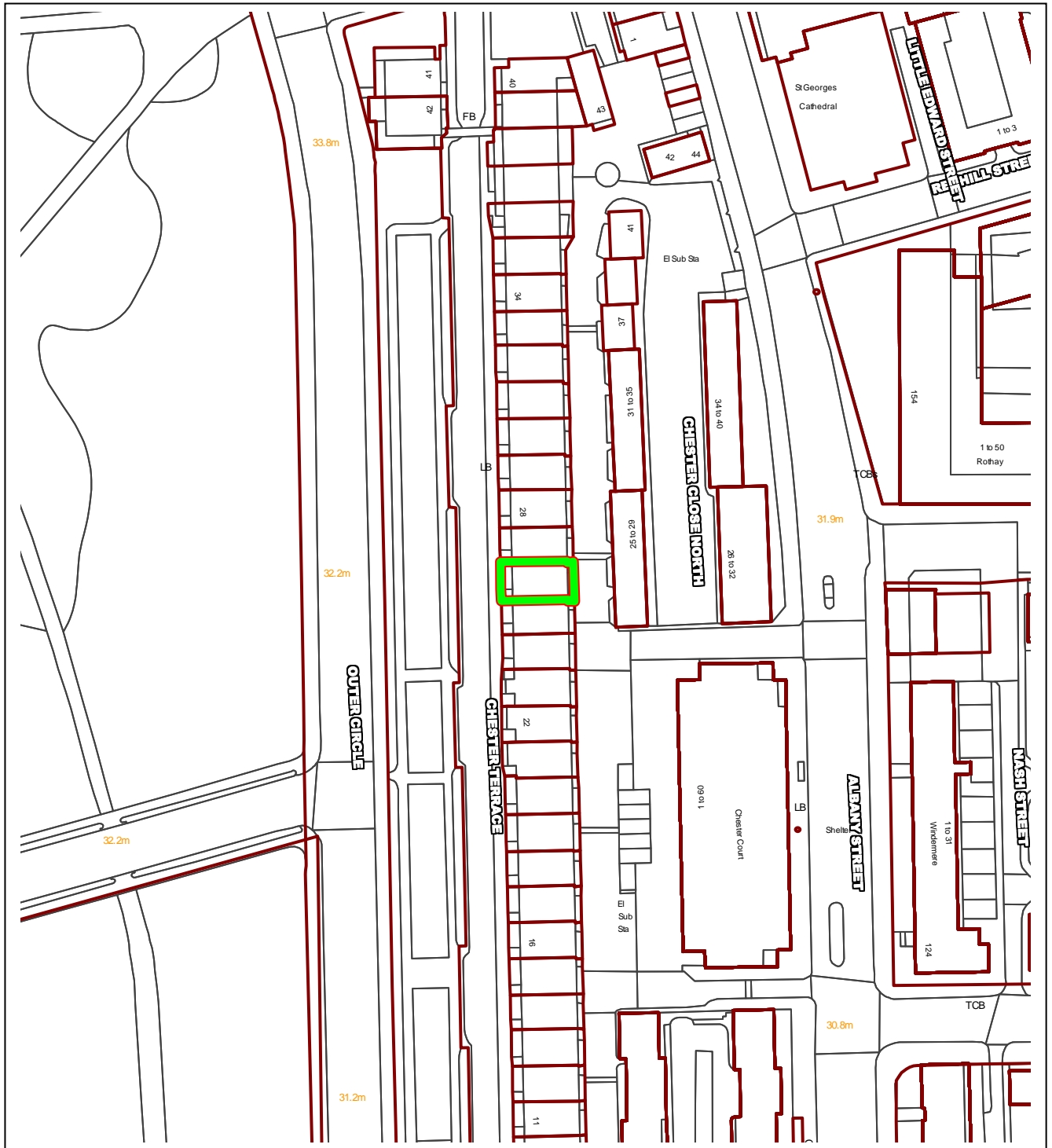


2021/5977/L - 26 Chester Terrace, NW1 4ND



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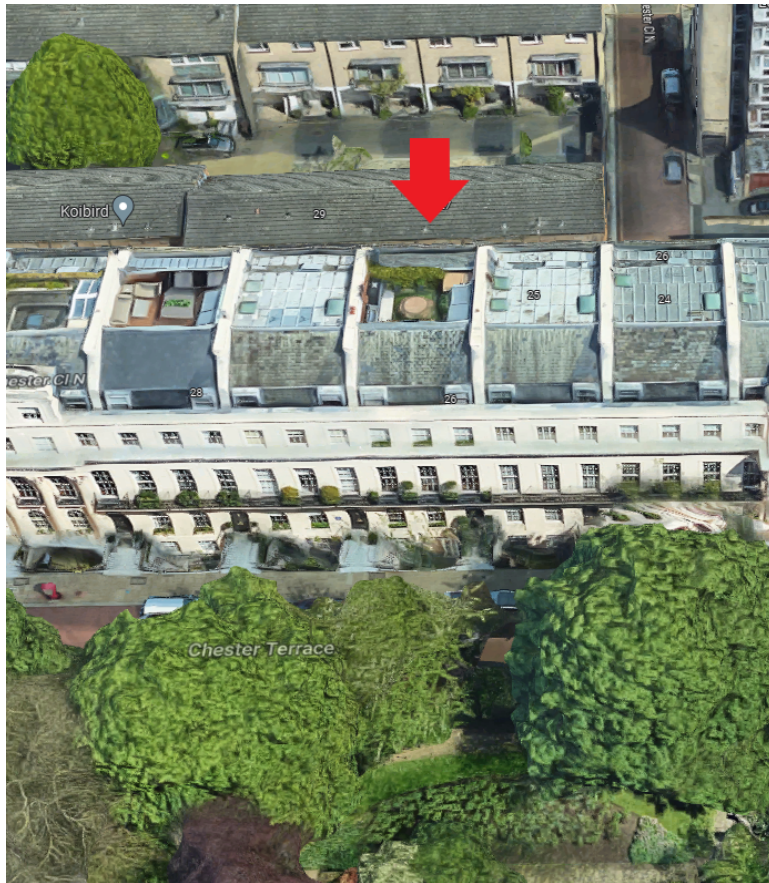


Photo 1: Front of property (building highlighted with red arrow)

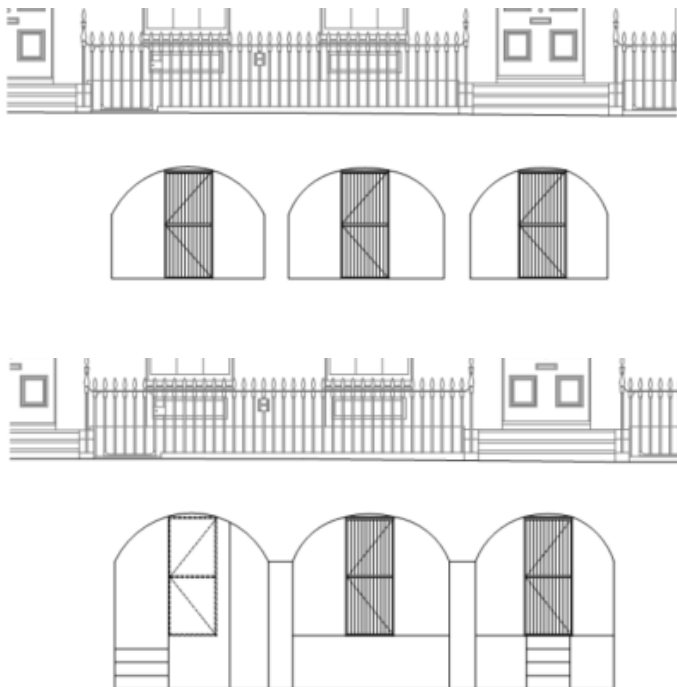


Photo 2: Existing section through basement vaults (top left) and proposed section showing floor lowered by 0.79 metres (bottom left). Photo of existing vault (right)





Photo 3: Rear elevation. Security grill to be fitted to small window between door and garage.



Photo 4: Photo of rear of 4-25 Chester Terrace.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	21/04/2022
		N/A		Consultation Expiry Date:	3/04/2022
Officer				Application Number(s)	
Alan Wito				2021/5977/L	
Application Address				Drawing Numbers	
26 Chester Terrace London NW1 4ND				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Internal alterations on all floors including front vaults and installation of security bars to one window on the rear elevation at basement level.					
Recommendation:		Grant listed building consent			
Application Type:		Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice(s) was displayed near to the site on 4/3/2022 (consultation end date 28/03/2022). The development was also advertised in the local press on 10/03/2022 (consultation end date 3/04/2022).			
Adjoining Occupiers:	No. of responses	00	No. of objections	1
Summary of consultation responses:	As the building is Grade I listed Historic England was be consulted. They raised no objection to the proposals and authorise the council to determine the application as is seen fit. This letter has been endorsed by the Secretary of State. The Greater London Archaeological Advisory Service (GLAAS) at Historic England was also consulted due to the level of excavation in the front vaults. They raised no objection as the proposals were unlikely to have a significant effect on heritage assets of archaeological interest.			
Regent's Park Conservation Area Advisory Committee:	A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows: <ul style="list-style-type: none">• Objection to the installation of security glass on the grounds of its characteristics such as reflectivity and colour matches with the rest of the terrace. The uniformity of the terrace as a whole is an important characteristic.• Concern regarding the depth of excavation to the front vault and in particular the carbon footprint. No justification has been provided for the carbon usage. <u>Officer's response:</u> <ul style="list-style-type: none">• With regard to the first bullet point the proposal to install security glass to the windows have been removed from the application.• Please see section 2.4 where the impact of the works to the vaults is assessed. As the works do not require planning permission and only listed building consent is required the only consideration for determining the application is the impact on the special interest of the listed building so no justification is required for the carbon usage of the proposed work.			

Site Description

The site is a grade I listed terrace house consisting of the three storeys, basement and attics levels. It is located on the east side of Regent's Park and forms part of a wider 37 house palatially composed terrace from the early 19th century by John Nash. The front façade is rendered in stucco whilst the rear elevation is constructed from stock brick. It lies within Regent's Park Conservation Area.

The rear elevation of the building faces directly onto Chester Close.

The interiors of the terrace largely date from 1960s rebuilding, although general elements of plan form remain.

Relevant History

The planning history for the application site can be summarised as follows:

2013/4962/P and 2013/5211/L: Planning permission and listed building consent was granted for the replacement of rear garage door, alterations to all windows to rear elevation and creation of a roof terrace. Granted 30/9/13

2005/0562/L: Listed building consent was granted for internal alterations to partition walls and openings at basement and third floor levels. Granted 7/4/05

2003/2735/P and 2003/2736/L: Planning permission and listed building consent granted for the removal and reconstruction of centre section of roof to form a terrace. Granted 16/12/03

Below is small selection of schemes where comparable proposals for altering the front vaults have been approved:

2020/4460/P and 2020/5521/L: 1 Chester Terrace. Granted 24/8/21

2020/5801/P and 2021/0239/L: 38 Chester Terrace. Granted 3/3/21

2015/7195/P and 2016/0307/L: 28 Chester Terrace. Granted 22/8/16

2014/5799/P and 2014/6051/L: 35 Chester Terrace. Granted 23/1/15

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- D2 Heritage

Camden Planning Guidance:

- CPG Design (2021)

Conservation Area Statements:

- Regent's Park Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. The proposal

- 1.1. Listed building consent is sought to make alterations to the plan form and internal features on all levels on the building. This includes:
- Removal of partitions to reinstate original proportions of basement front room
 - Formation of en-suite bathroom to basement rear bedroom
 - Formation of larger rear bedroom on the third floor
- 1.2. It is also proposed to make openings between the front basement vaults and lower the floor level in each one. On the rear elevation a security grill would be installed to a small window at basement level.

2. Impact on the listed building

- 2.1. Internally the building was largely rebuilt in the 1960s which included installing a lift in each building along the terrace. However, the basis of the original layout of a front and rear room situated of a staircase in its original location is still clearly legible. Internal fabric and features are non-original, sometimes speculative reproductions or are modern in appearance.
- 2.2. The proposed alterations preserve the arrangement of the principal floors on the ground and first floors with minor partitioning works confined to areas of lesser significance in the upper floors or basement which have already undergone significant alterations.
- 2.3. Under the pavement are the three former coal vaults which have been significantly altered through the installation of a concrete floor and application of waterproof render to the walls. It is proposed to lower the floor in these vaults by 0.79 metres and form two connecting openings between each vault measuring 1.9 and 0.8 metres wide.
- 2.4. Under the proposals the vaults would still maintain their overall form with arched ceilings and would read as subservient service spaces to the main house. Given that the walls have already been rendered and there is an existing concrete floor, no historic fabric would be affected by the proposals. It is also noted that similar works have been approved to the front basement vaults along the terrace in recent years where the floor level lowering and openings are larger than what has been proposed here (see planning history).
- 2.5. The only external alteration is the installation of metal security bars to a small basement window on the rear of the building. This window is publicly visible from Chester Close where it would be seen in the context of the rest of the rear elevations of Chester Terrace.
- 2.6. Compared with the ornate front elevation the rear is much plainer in appearance with a uniform appearance along the terrace. The grill will be installed to a modern casement window measuring 1.1 metres x 0.5 metres so only forms a small part of the overall façade. It is also noted that similar grills have been installed to the same window on other properties along the same terrace. Given that the proposal is on the subservient rear elevation and is not an uncommon feature along the terrace it preserves the special interest of the listed building.
- 2.7. As such, the proposals are in general accordance with policies D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.
- 2.8. 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.

3. Recommendation

3.1 Grant listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th September 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/5977/L
Contact: Alan Wito
Tel: 020 7974 6392
Email: Alan.Wito@camden.gov.uk
Date: 6 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Belsize Architects
48 Parkhill Road
London
NW3 2YP

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Chester Terrace
London
NW1 4ND

DECISION

Proposal:

Internal alterations on all floors including front vaults and installation of security bars to one window on the rear elevation at basement level.

Drawing Nos: 26CP-LP100; 26CP-S100; 26CP-S100; 26CP-S101; 26CP-S102; 26CP-S103; 26CP-S104; 26CP-S105; 26CP-S200; 26CP-S201; 26CP-S300; 26CT-P100B; 26CT-P101A; 26CT-P102A; 26CT-P103A; 26CT-P104A; 26CT-P104; 26CT-P200B; 26CT-P201; 26CT-P300A; 26CT-500; 26CT-501; 26CT-502; 26CT-503; 26CT-504; 26CT-505; 26CT-506;

The Council has considered your application and decided to grant 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:

26CP-LP100; 26CP-S100; 26CP-S100; 26CP-S101; 26CP-S102; 26CP-S103; 26CP-S104; 26CP-S105; 26CP-S200; 26CP-S201; 26CP-S300; 26CT-P100B; 26CT-P101A; 26CT-P102A; 26CT-P103A; 26CT-P104A; 26CT-P104; 26CT-P200B; 26CT-P201; 26CT-P300A; 26CT-500; 26CT-501; 26CT-502; 26CT-503; 26CT-504; 26CT-505; 26CT-506;

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 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.
- 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 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).
- 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 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.

- 6 The modifications to the front basement vaults affect a structure supporting the public highway, therefore you will need to consult Camden's Structures' Team of Engineering Services (structuresworks@camden.gov.uk). The Structures Team will review the design codes to ensure that the appropriate highway loading has been taken into account and that the new structure is safe for use and fit for purpose. The Temporary Works and Construction sequence also requires assessment to ensure that there will be no impact on the public during construction. Depending on the extent of the works, you may have to submit an Approval in Principle to the Structures Team. The AIP is based on the guidance found in the Design Manual for Roads and Bridges under CG300.

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

Chief Planning Officer