

Application ref: 2021/5977/L
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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/planning

Belsize Architects
48 Parkhill Road
London
NW3 2YP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Chester Terrace
London
NW1 4ND

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 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:

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



Daniel Pope
Chief Planning Officer