

Application ref: 2022/0499/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Email: Nick.Baxter@camden.gov.uk  
Date: 13 December 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Marek Wojciechowski Architects  
66-68 Margaret Street  
London  
W1W 8SR

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:

**38 Chester Terrace  
London  
Camden  
NW1 4ND**

Proposal:

Details of underfloor heating and reinstated flooring (Condition 4a) of listed building consent ref 2021/0239/L dated 17/05/2021 for external and internal works to existing residential dwelling including creation of a plant room and wine cellar within pavement vaults, new louvred doors to the vaults, creation of roof terrace at existing roof level, replacement conservation style rooflights, replacement of ground floor window to door on the rear (east) elevation, installation of metal gate and stair within the rear courtyard and installation of new privacy screen at the rear. Internal works to include alterations to room layouts at ground, first, second and third floors; installation of lift within existing lift shaft, secondary glazing to stairwell window, and new flooring with underfloor heating, new suspended ceilings, new partition walls and new skirting.

Drawing Nos: P2590B

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 condition 4a (a) Details of underground heating and reinstated flooring) of 2021/0239/L (External and internal works to existing residential dwelling including creation of a plant room and wine cellar within pavement vaults, new louvred doors to the vaults, creation of roof terrace at existing roof level, replacement conservation style rooflights, replacement of ground floor window to door on the rear (east) elevation, installation of metal gate and stair within the rear courtyard and installation of new privacy screen at the rear. Internal works to include alterations to room layouts at ground, first, second and third floors; installation of lift within existing lift shaft, secondary glazing to stairwell window, and new flooring with underfloor heating, new suspended ceilings, new partition walls and new skirting).

Following post-war reconstruction, little of the interior is original fabric. The applicant has provided sections showing acceptable relationships between the existing condition and the proposed.

Consequently the proposed works are acceptable and the condition is discharged.

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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer