

Application ref: 2022/3863/P
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Date: 13 February 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

Ben Pentreath
1-4 Lamp Office Court
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
NW1 4ND**

Proposal:

Excavation and removal of the non-original back-fill to the lightwell, along with the introduction of new steps to the dwelling that facilitate the reinstatement of the historic ground level.

Drawing Nos: L-100P, S-601P, A-601, Heritage statement prepared by David Booth dated July 2020, CHST Lightwell further evidence (photo document)

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-601, Heritage statement prepared by David Booth dated July 2020, CHST Lightwell further evidence (photo document)

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 existing lightwell has been excavated below the lower ground floor door sill level. The evidence submitted demonstrates that the new depth is the original depth of the lightwell and has removed a non-original back fill. The original main area steps descend to this level. In addition, the associated vaults are all original at this level. As such, given that the excavation of the lightwell reinstates it to its original depth, it is reasonable to build steps up to the lower ground floor door for access purposes. The proposed steps are acceptable in design and material. 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 below ground level and creates no notable increase in mass 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, s.66 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully,



Daniel Pope
Chief Planning Officer