

Application ref: 2022/5156/L
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Date: 13 February 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Ben Pentreath
1-4 Lamp Office Court
Lambs Conduit Street
London
WC1N 3NF

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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:

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

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 Reasons for granting listed building consent:

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.

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 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 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 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.

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 of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer