



Heritage Impact Assessment

25 Chester Terrace,
Camden

February 2023 | Project Ref 2466B

HCUK Group is a homeworking (since 2010) multi-disciplinary environmental practice. We offer expert, honest, and independent advice in archaeology, heritage, landscape, arboriculture, and planning based on our considerable experience. We provide a range of services that can be tailored to any site or case, supported by administrative, financial and HR teams. We began life as Heritage Collective LLP in 2010, before becoming Heritage Collective UK Limited in 2014. We became HCUK Group Limited in 2020.



Project Number: 2466B

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1. Introduction

- 1.1** This Heritage Impact Assessment has been prepared by HCUK Group and relates to an application for listed building consent for internal and external alterations to 25 Chester Terrace, a grade I listed building located within the Regent's Park Conservation Area and within the London Borough of Camden.
- 1.2** In accordance with the requirements of Paragraph 194 of the National Planning Policy Framework (NPPF, 2021) this statement describes the significance of the listed building as a designated heritage asset.

Heritage Assets

- 1.3** 25 Chester Terrace is a grade I listed building designated in May 1974 along with its wider terrace; nos.1-42. The building was designed by John Nash and dates from c.1825. As demonstrated by its high grade of listing the terrace possesses considerable architectural and historic interest as part of an important early 19th century terrace of the Regent's Park Crown Estate development.
- 1.4** The application site is located within the Regent's Park Conservation Area. The conservation area was first designated in 1969 and focuses on Regent's Park and its adjoining streets. In 1811 the land reverted to the Crown at which point John Nash was chosen to design a grand scheme creating a new processional route through London from Carlton House to Regent's Park.
- 1.5** Several other designated heritage assets are present in the vicinity of the application site, including:
- Regent's Park Registered Park and Garden (grade I)
 - Railings and parapet to forecourt and gardens of numbers 1-42 Chester Terrace (grade II)
 - Fourteen lamp posts, Chester Terrace (grade II)
- 1.6** By virtue of the nature of the proposed development the significance of these assets, and those further from the application site, is not capable of being affected by the proposed development.

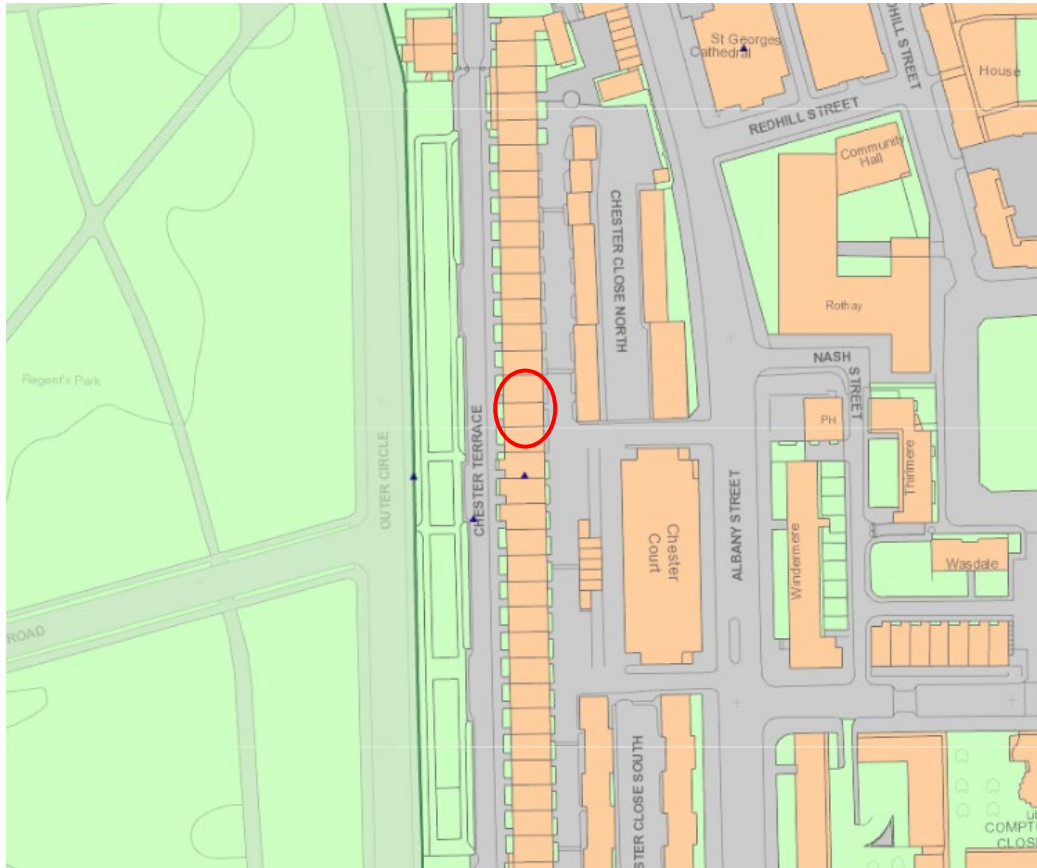


Figure 1: Site location map with the application site circled

Proposed Works

- 1.7** It is proposed to renovate the entire building through internal reconfiguration and redecoration. The works, save for works to the roof and rear elevation, all relate to internal alterations and have been informed by documentary research into the history of the building and the wider terrace.
- 1.8** The works include the creation of new openings, the insertion and removal of stud partitions and the installation of architectural details appropriate to the period of the property. It is also proposed to install a roof terrace. Full details of the proposed works are shown on the drawn submission, along with the Design and Access Statement prepared by BB Partnership.
- 1.9** The scheme is heavily based on previous applications made in 2016 which were granted by Camden Council (2016/2103/P and 2016/2745/L).



Figure 2: Front Elevation of 25 Chester Terrace

Purpose of the Study

- 1.10** The purpose of this document is to assist with the determination of the applications by informing the decision takers on the effects of development on the historic built environment. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised.
- 1.11** Specifically, this report assesses the capability of the listed building to absorb change without causing harm to its significance and the effects of the proposed development on the significance of the listed building and conservation area. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2021 and local planning policy.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF. The setting of a heritage asset can contribute to its significance.
- 2.5** The NPPF requires the impact on the significance of a designated heritage asset⁴ to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

⁴ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

away much of the significance of a heritage asset.⁵ The Scale of Harm is tabulated at Appendix 1.

2.6

Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁶ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.7

Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

The London Plan

2.8

The new London Plan was published on 2nd March 2021. Policy HC1 - Heritage conservation and growth is relevant. Parts C and D of the policy are as follows:

C - Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

⁵ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁶ The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

Camden Local Policy

2.9 Camden's Local Plan was adopted in 2017 and is currently under review. For the purpose of this application the relevant policy is D2: Heritage, of most relevance is below:

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

3. Background and Development

Development of Chester Terrace

- 3.1** Chester Terrace, comprising Nos. 1-42 is a grade I listed terrace overlooking the eastern side of Regent's Park. The list description is set out at Appendix 2. A succinct description is provided by Cherry and Pevsner in *The Buildings of England*:

*Chester Terrace is the longest unbroken terrace of all, ninety-nine bays, (nearly 300 metres) of resplendent cream stucco, elaborately divided up (7-17-5-17-7-17-5-17-7). At the ends, projecting wings are connected to the main facade by paper thin looking triumphal arches:[...]*⁷

- 3.2** At the end of the 18th century the Marylebone Estate was about to be reverted to the Crown. Buildings along the road spreading out towards Highgate and Hampstead bordered the estate on two sides. To create a new development a prize of £1000 was offered for the best plan for the development of the intervening area⁸. Only three schemes were submitted, all from the same man and all refused⁹. The Crown then employed its own architects and John Nash's proposals were chosen for the final plan of the estate. This required the whole estate to be put into plots with small houses. It is alleged the Prince Regent wished the development to be designed around a park with only the outer edges developed to save money¹⁰. Chester Terrace was to form part of the grand plans for this land creating a 'Royal Mile' from the Prince Regent's House in Westminster to Marylebone fields. This grand concept was never completed due to lessees going bankrupt and alterations required by the Treasury¹¹.

⁷ B.Cherry and N. Pevsner, *The Buildings of England*. London 3: North West (Penguin Books, 1991), p. 622-3.

⁸ A Parish and I Goddard, *London's Pride*, (Ward, Lock and Co. Ltd., London 1951) *The Future of the Regent's Park Terraces*. Reports 1947-62 Crown Commissioners (London, 1962) p.80

⁹ *Ibid* p.80

¹⁰ *Ibid* p.81

¹¹ *Ibid* p.81

3.3

Chester Terrace is located to the east of Regents Park and was named after one of the Prince Regent's titles – Earl of Chester. It was built by James Burton in 1825 and was designed when Nash was over 70. It was not fully occupied until 1835¹².



Figure 3: Engraving of Chester Terrace (1828)



Figure 4: Chester Terrace before the war

¹² 'Chester Terrace', in Survey of London: Volume 19, the Parish of St Pancras Part 2: Old St Pancras and Kentish Town, ed. Percy Lovell and William McB. Marcham (London, 1938), pp. 120-121

25 Chester Terrace

- 3.4** No full sets of historic plans have been discovered for No.25 Chester Terrace, nevertheless the small number of historic plans provide some background to the development of the internal layout.
- 3.5** The first floor plans found at Camden Local Studies of the building are from a drainage application in 1924. In these plans the ground, second and third floor are all shown on the application and there is a section of the building. These plans are not particularly detailed and do not record room uses but do show the layout of the building and the location of staircases on these floors.
- 3.6** A drainage plan for the basement dated 1 May 1925 offers more information on the layout of this floor. This shows that the H.M Pantry was to the front of the property with the morning room, kitchen larder and scullery located to the rear of the building.
- 3.7** During the Second World War the whole of the terrace suffered from bomb damage, with number 25 suffering damage classified by the London County Council as '*blast damage, minor in nature*'. Plans held at The National Archive (ref. LRRO 1/5079) show the proposed repair works to the terrace following the damage. No. 25 is not shown as requiring repair.
- 3.8** After the Second World War the Regent's Park Terraces were in a poor condition and a committee was formed to report back to the Government on what should be done with them. After much debate it was decided to completely refurbish the terraces. Chester Terrace was restored in the early 1960s by a subsidiary of Hallmark Securities Ltd., with David Hodges as architect and Holland and Hannen and Cubitt Ltd. as builders¹³. The third report by the Crown Estate Commissioners detailed what was to happen.

'All the Terrace is being kept as individual houses within the existing main walls, except for two destroyed houses which are being renewed. Roofs, floors, internal (not party) walls, timberwork and loose brickwork are being renewed, and internal plaster stripped from the walls and small passenger lifts installed, so

¹³ The Future of the Regent's Park Terraces. Third Statement by the Crown Commissioners (London, 1962) p. 11

that the whole of the internal construction of each of the houses is new. The repairs being made to the shell of the buildings are of such a nature that their strength and stability is very materially increased, resulting in their being given a new life which will surely be at least equal to the 99 year lease which has been granted. The new wood floors and the domestic loading on them is of no more than the structure was originally designed to sustain’.

3.9

The mews property to the rear was demolished. ‘Smaller houses, a block of flats, shops and an underground garage are approved for the Mews site and the Albany Street frontage’.

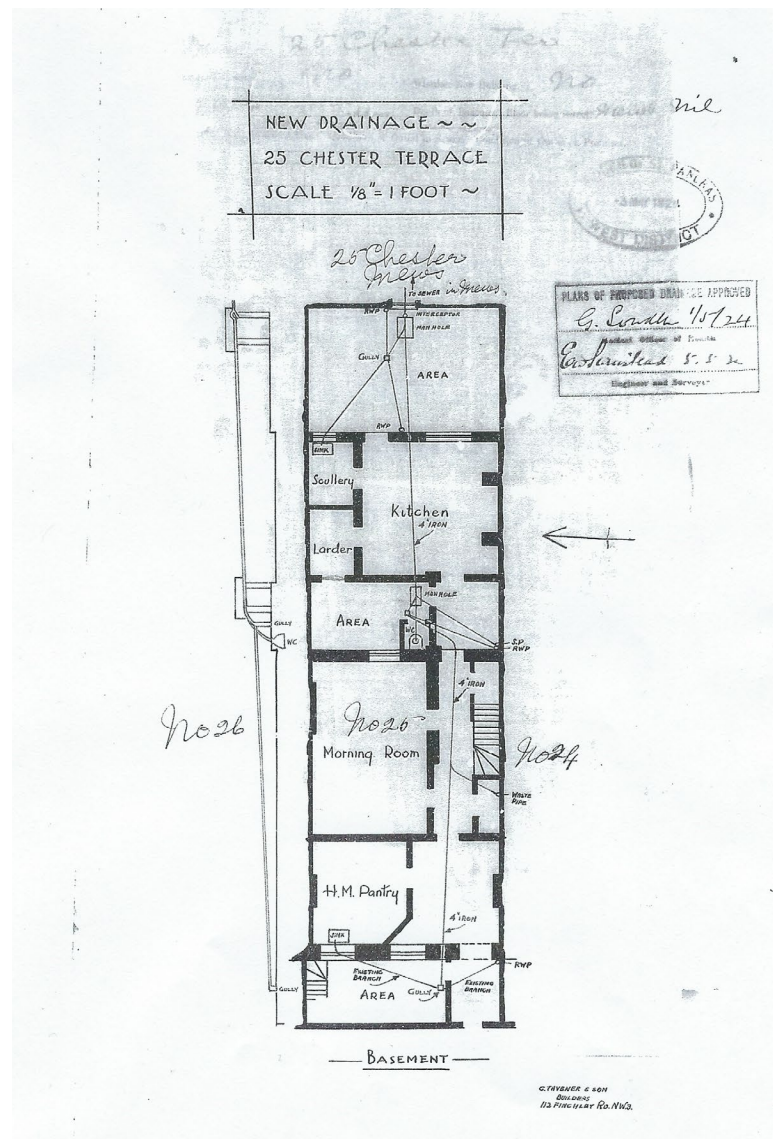


Figure 5: 1924 Drainage Plan of No.25 Chester Terrace

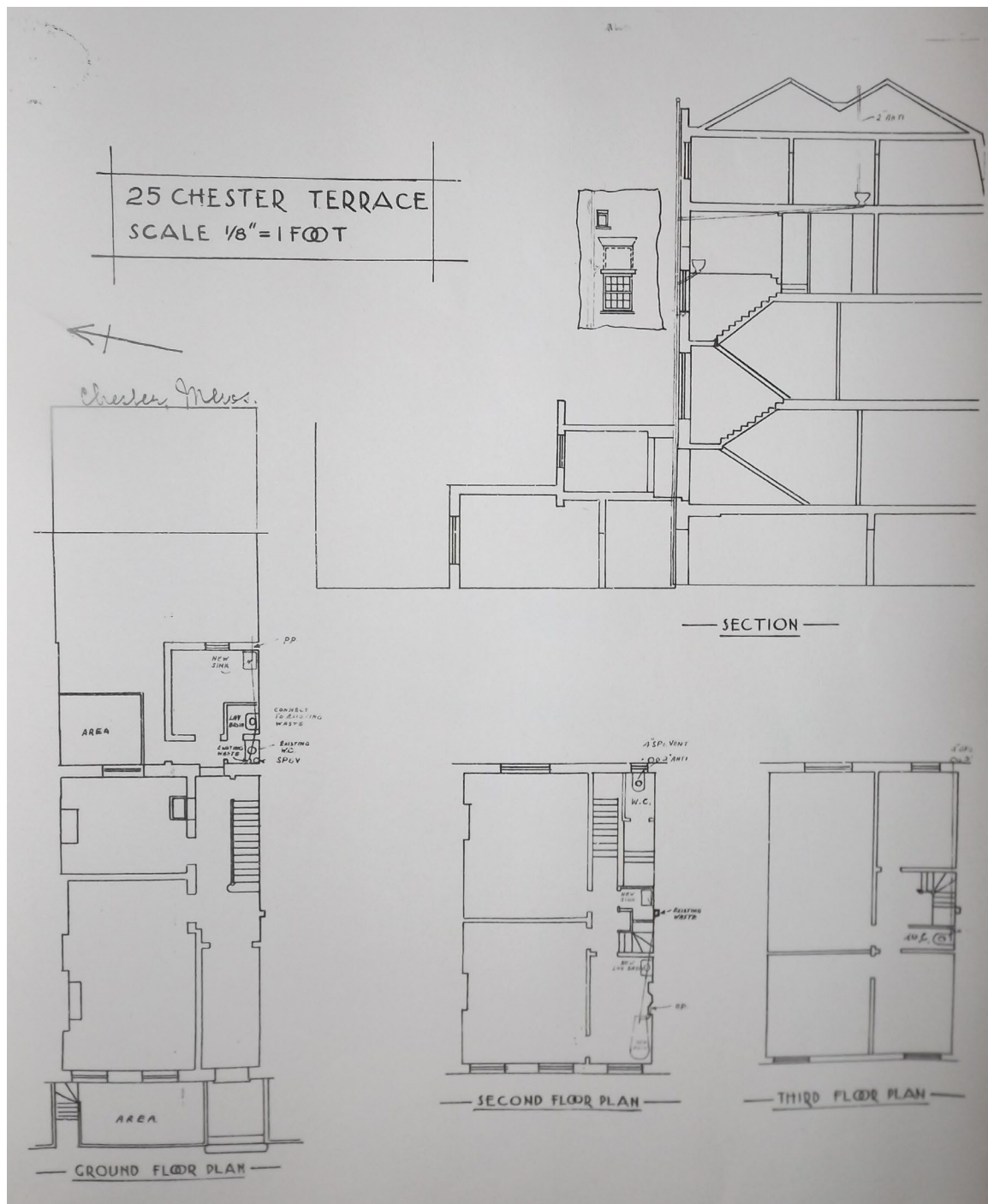


Figure 6: 1924 Drainage Plans of the ground, second and third floor and a section

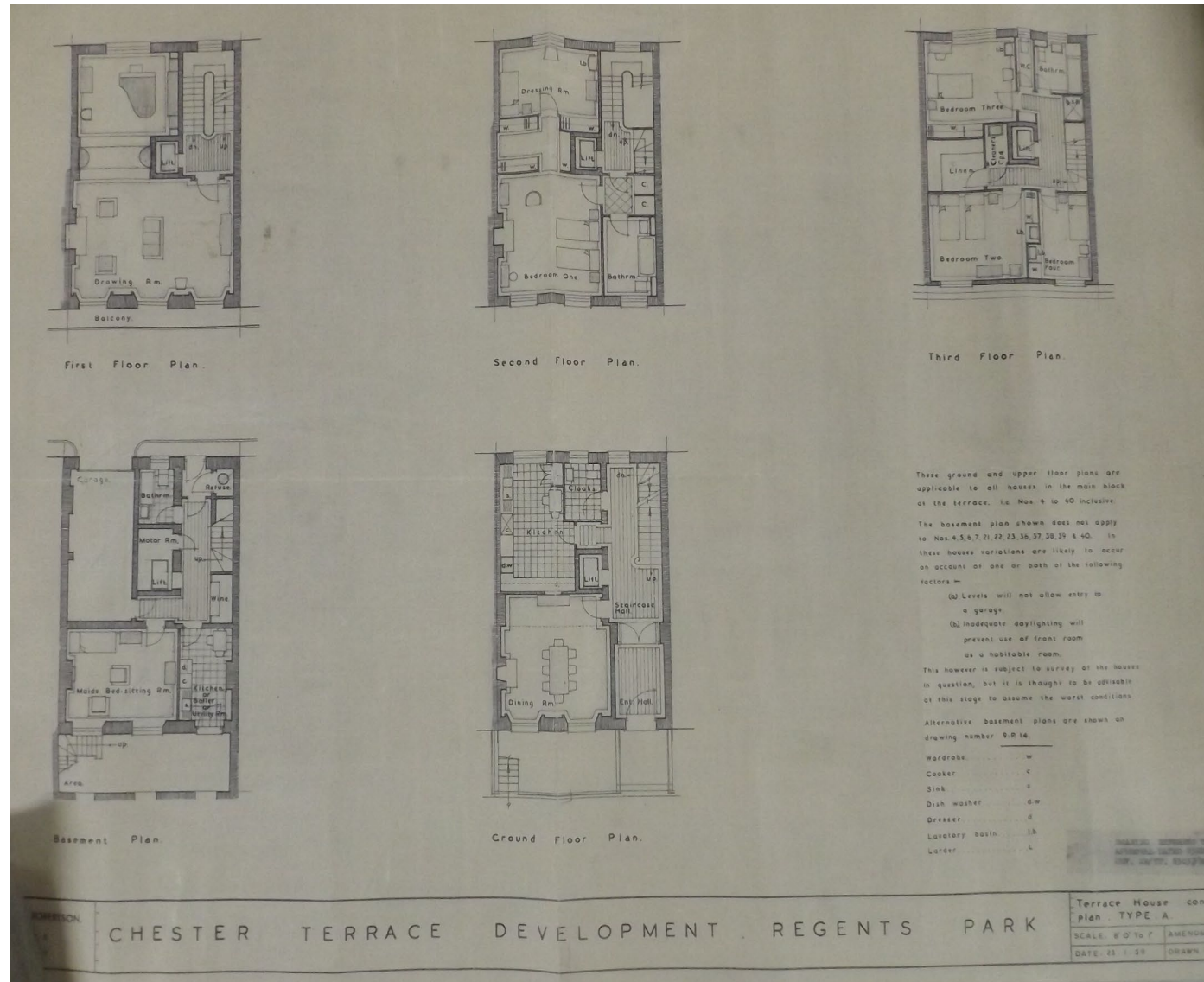


Figure 7: 1960s drawings of Chester Terrace showing new layout

4. Statement of Significance

Assessment of Significance

- 4.1** This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF. It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting is therefore fundamental to understanding the scope for and acceptability of change.
- 4.2** A description of 25 Chester Terrace and its heritage significance is presented below. The appraisal goes on to provide a summary of the significance of the Regent's Park Conservation Area. The descriptions are proportionate to the asset's significance and the nature of the proposed works.

No.25 Chester Terrace

- 4.3** **Architectural/aesthetic value/significance:** No.25 is of primary architectural interest through the quality of its external form and incorporation within one of the most complete terraces bounding Regents Park, designed by John Nash. It contributes to the overall character of the terrace and, externally, remains almost unchanged from when it was built in the early 1800s. The terrace demonstrates a very high level of composition and quality craftsmanship.
- 4.4** The interior of No.25 has been subject to considerable alteration through the complete removal of internal features in the 1960s and the insertion of a lift. Those areas within the property which are of most significance are: i) the broadly readable hierarchy of internal spaces from lower-ground to third floor; ii) original windows openings albeit with replica windows iii) the main staircase, or rather the location of it, from ground to second floor.
- 4.5** The existing roof form is not original and, along with the majority of internal partition walls and cornicing, date to the 1960s when the property was

comprehensively renovated as part of the wider improvements made to the Chester Terrace, post war.

- 4.6 Historical value/significance:** No.25 is of historical significance only insofar as it forms part of a group of properties which survives as one of the most complete terraces in Regents Park. Furthermore, the terrace can be attributed to John Nash, an influential and prolific architect of the period.
- 4.7 Artistic value/significance:** The property is of no artistic interest as far as its interior is concerned. It is of some artistic value through the level of craftsmanship evident in the quality of its elevations, and the composition and detail of the external form of the wider terrace when seen and appreciated as a whole.
- 4.8 Archaeological and evidential value/significance:** The property is of some evidential value as a surviving example of how the wealthier classes of the early to mid-19th century conducted their lives and how the area around Regents Park developed. Although there have been some significant changes to the internal layout of the property, consideration of the drainage applications from the 1920s show that the hierarchy within the building is still broadly readable. The existence of these plans, alongside the existing layout/arrangement of the internal spaces within the property, provide an insight into how the building was used.
- 4.9** In summary, No.25 is of very high, and primarily architectural/aesthetic, interest through the quality of its elevation fronting Regents Park, and its contribution to the wider composition, and overall aesthetic, of the wider terrace. The interior of No.25 is of very limited value today, with the general hierarchy of spaces being one of the only surviving elements of interest which contributes to the property's overall heritage value – something which will be maintained as part of proposed works.
- 4.10** Aside from the above, the property has been substantially altered, along with its setting (discussed below) due to the mid-20th century redevelopment to the east, which included the loss of the mews properties associated with the terrace.



Figure 8: Ground Floor entrance Hall



Figure 9: Ground Floor replica cornice



Figure 10: Existing lower Ground floor



Figure 11: Ground Floor Kitchen



Figure 12: First Floor Replica doorcase



Figure 13: First Floor columns

Regent's Park Conservation Area

- 4.11** The Regent's Park Conservation Area was first designated in 1969 and centres on Regent's Park and the surrounding streets.
- 4.12** The park was originally designed as a setting for a number of villa residences as part of an 1811 grand scheme by John Nash before opening to the public in 1835. The history of the conservation area is laid out in more detail in the Historic Background section of this report.
- 4.13** The **architectural interest** of the conservation area is entirely derived from the built form within its boundary, including the formal terraces which front the edge of the park and the detached villas within it. John Nash's design predominantly survives and still dominates the character and appearance of the area providing a character of grand stuccoed terraces of classical composition which enclose an extensive parkland containing isolated villas and an ornamental lake.
- 4.14** The conservation area also possesses considerable **artistic interest** because of the general picturesque quality of the near circular park itself, including the surrounding aesthetic villas and terraces.
- 4.15** The Regent's Park Conservation Area is a designated area of considerable **historic interest**. This is primarily derived from the clearly appreciable and largely intact John Nash masterplan of 1811-1829. Associations with Nash and a number of other well-known people elevate the historic interest of the building.
- 4.16** The conservation area possesses a unique character due to its past use as a private residential estate and current form as a public park complete with Zoological Gardens and surrounding terraces (partly within Westminster). As a result of this the conservation area possesses historic interest as it is, to a high degree, illustrative of the social and economic character of this part of London during the early 19th century.
- 4.17** The Regent's Park Conservation Area is also an area of potential **archaeological interest** as specific areas within the boundary may hold evidence of past human activity worthy of expert investigation. For example, past excavations have identified that the deserted medieval village of Rugmore is located to the north of the park.

4.18 The Regent's Park Conservation Area Appraisal is broken up into sections according to six sub-areas which combine to make up the conservation area. *'Regents Park and Terraces fronting the park and their mews'* is sub-area 1, and takes in the application site.

4.19 The appraisal notes, at p.27:

"Chester Terrace is set back from the park with a strip of contained shared gardens with flowering plants, shrubbery and trees. Chester Terraces is the longest unbroken façade in the park (287m/840ft) with a complex alternating system of bays (ABCBABCBA) totally 99 bays, marked by giant Corinthian columns attached and detached in groups which rise from ground floor level. Balconies run continuously between and behind the columns. At either end are projecting wings, connected to the main façade by theatrically thin triumphal arches inset with the name 'Chester Terrace' across the full street width".

4.20 It goes on to observe that the space created between Cumberland Place, Chester Terrace and Chester Place is a complex one which is the result of Nash's overall theatrical composition. Other than the above examples, Chester Terrace is mentioned relatively little within the document. It does, at p.90, make the point that *'the whole of the internal construction of each house is new'* as announced by the Commissioners in 1962.

4.21 The terraces which surround Regents Park are effectively the transition zone between the parkland and housing. It is the eastern side of the Park which has seen the most redevelopment in the 20th century, through the construction of the high density houses to the east of Chester Terrace. Key views within the conservation area include the view of Chester Terrace as seen from Chester Road and from Chester Place.

5. Assessment of Impact

- 5.1** The proposed scheme of works is based heavily on that which was granted listed building consent and planning permission in 2016 under application references 2016/2745/L & 2016/2103/P. These works entailed:

"Creation of roof terrace within the roof slope; internal alterations including installation of staircase from third floor to roof terrace; installation of 1 x AC unit at roof level; and replacement of rear single-glazed sash windows with matching double-glazed windows."

- 5.2** It is proposed to refurbish the interiors of the house to provide up to date services and interior finishes, including lighting, cooling and heating. This will involve the removal of all internal finishes and the reinstatement of features in keeping with the period of the building. Changes to the internal plan form have been designed to be sensitive to the importance of hierarchy within the building and the readable plan form of the spaces.
- 5.3** This section should be read with reference to the general arrangement plans and the detailed drawings produced by BB Partnership.

External Alterations

- 5.4** At roof level it is proposed to provide a new roof terrace, located in the middle of the existing front and rear slate roof slopes. This has been located away from the street frontage and would be set within the roof scape to avoid any visual impact. It follows the design and pattern of other roof terraces granted consent along the terrace, which include those at Nos. 12, 16, 21, 22, 29, 34 and 36.
- 5.5** The external alterations proposed are the roof terrace and the replacement of non-original windows. Like other houses within the terrace the addition of a discreet roof terrace, accessed via a new flight of stairs in the stairwell below will have no effect on the heritage significance of the building. It will only affect 1960s fabric and the appearance of a traditional roof form will be maintained from the street and the wider area. This roof terrace will have no effect on the heritage significance of the listed building and will not affect any historic fabric.

5.6 Replacement of the rear windows will improve the appearance of the building from the east. The windows will be timber framed, double glazed sash windows in keeping with the existing windows but improving on the thermal and acoustic performance to the rear rooms. The glazing will be slim line, to avoid undue visual change. There will be no impact on the significance of the building as a result of providing new, bespoke, timber framed sash windows on this secondary elevation of the house. Other properties with double glazing on the rear include No.8 and No.31 where it was considered that there would be no impact on heritage significance due to the highly altered nature of the rear elevations of all the houses in this terrace. The proportions of two of the windows will be improved by narrowing the width from the existing situation, improving the rear elevation appearance.

5.7 In addition, it is proposed to replace the existing double glazed windows on the front elevation at 2nd and 3rd floor level and replace the single glazed, but non-original windows at basement, ground and first floor to provide a unified approach to the windows across the building, all timber framed sashes. Those on the front elevation will be single glazed to match the existing, which are 1960s in date.

Internal Alterations

Lower Ground Floor

5.8 At lower ground floor level it is proposed to make minor alterations to the walls and doors to provide service staff areas, laundry and storage areas. This includes a new wall within the front lightwell to link the vaults with the lower ground floor. This is a typical feature of buildings of this period and is in keeping with the pattern of development across the terrace. At lower ground floor level there are no cornices, and the doors are all modern 1960s doors. It is proposed to replace the skirting with a simple ogee profile throughout and to omit cornices (given this is a lower ground floor place). The doors will be timber panelled, of a simple, subservient form.

5.9 It is proposed to lower the floor level (not in the garage) slightly to provide additional head height. This will not affect any historic joinery or fabric, which is all 1960s in date and will reverse the raised floor in the bathroom at this level. The floor to ceiling height will remain subservient in comparison to the upper floor

levels, ensuring the hierarchy of the spaces is preserved. There will be no impact on heritage significance.

- 5.10** The vaults are proposed for new plant, which is to be fitted within the existing space. New doors will be installed with some ventilation, in line with other examples along the terrace. These changes will have no impact on historic fabric as the vaults have concrete floors and have been plastered and painted internally with modern timber doors.

Ground Floor

- 5.11** At ground floor level the alterations include the replacement of walls and doors to accommodate a slightly different layout. Most the demolition is confined to the boxing inserted around the lift and windows in the 1960s. The 1924 plans demonstrate that the current wall between the front and rear rooms at this level is not in its original location and was moved to accommodate the new lift inserted in the 1960s. There is evidence for a former opening in this location as well.
- 5.12** Within the entrance hall the floating arch detail is to be removed (non-original and not in keeping with the original layout). This will be replaced with a new set of glass doors providing a lobby area. Throughout the floor doors are to be removed and replaced with timber four panelled doors of a height appropriate to the principal ground floor (i.e. taller than the existing openings). Cornices are proposed to replace the existing cornices in the hallway and the ground floor rooms. Likewise, the replica fireplace will be replaced with an appropriately styled replica fireplace.
- 5.13** The balustrade to the principal staircase is to be replaced by a more appropriately detailed example.
- 5.14** Overall, these alterations will improve the appearance of the interior of this terraced house by restoring a period character to the property. Floor plan will not be affected, nor will any original fabric.

First Floor

- 5.15** At first floor there will be no significant changes to plan form and the major decorative interior features will be retained. The later columns and boxed in heating system will be removed and the door into the rear room closed up with new library

shelving installed. The door is not in its original location (shifted to accommodate the lift). The columns between the two main rooms are not original and are arranged around the lift inserted in the 1960s, their removal will have no impact on significance. New lighting, carpets, radiators, bookshelves, doors, skirting and cornices will be installed being replaced, in some instances, on a like for like basis and in others with a more appropriate design. The door heights will be in keeping for this principal floor.

5.16 These works will have no impact on the special interest of the building.

Second Floor

5.17 At second floor there will be a general rearrangement of the floor plan, removing non-original partitions and providing a master suite. As with the other floors all new internal finishes will be appropriate to the hierarchy of the floor level and the period of the building. The non-original staircase up to third floor is to be relocated and the front of the house will be divided into two parts, as it is now, but with the dressing area on the opposite of the floor plan to where it is now.

5.18 There will be no harm to heritage significance as a result of the proposed changes.

Third Floor

5.19 Reconfiguration at third floor level will involve the removal of all the non-original partitions and the rebuilding of partitions to provide three ensuite bedrooms. No historic fabric will be affected and there will be no impact on historic floor plan because that has already been lost following the 1960s work.

5.20 In place of an existing cupboard on the landing a new flight of stairs will be installed up to the roof terrace, accessed through a sliding glazed rooflight.

5.21 These alterations will have no impact on heritage significance.

Policy Compliance

5.22 This report has assessed that the proposed alterations are compliant with local and national planning policy and guidance.

- 5.23** This Heritage Impact Assessment has satisfied the requirements of paragraph 194 of the NPPF insofar as it provides a proportionate assessment of the significance of heritage assets affected by proposals. It goes on to assess the impact of proposals on that significance. The proposed alterations fall outside the remit of paragraphs 201 and 202 of the NPPF insofar as they will not result in any harm to, or loss, of significance of the grade I listed building or the Regent's Park Conservation Area.
- 5.24** With respect to local policy, the proposed works are compliant with Policy D2 with respect to the effect on heritage significance. The London Plan is complied with.

6. Summary and Conclusion

- 6.1** 25 Chester Terrace forms part of a grade I listed building designated in May 1974 along with nos.1-42. The building was designed by John Nash and dates from c.1825. As demonstrated by its high grade of listing the building possesses considerable architectural and historic interest as part of an important early 19th century terrace of the Regent's Park Crown Estate development. The building is located within the Regent's Park Conservation Area.
- 6.2** It is proposed to renovate the entire building through internal reconfiguration redecoration. The works largely relate to internal alterations and have been informed by documentary research into the history of the building and the wider terrace. External alterations are minor and in keeping with the character of the terrace.
- 6.3** As identified the proposed works only affect modern fabric and though an additional flight of stairs is provided to reach the proposed roof terrace the hierarchy of the stair core and the interest this bestows upon the listed building is preserved. The proposed works will preserve the significance of the grade I listed building as a result of the restoration of features more in keeping with the period than the 1960s work.
- 6.4** There will be no visual change to 25 Chester Terrace in long and short views of the front and rear elevation or views from the upper floors of surrounding buildings. Due to this lack of visual change there will be no effect on the significance, character or appearance of the Regent's Park Conservation Area.
- 6.5** Overall, this report establishes that the development will preserve the significance of the grade I listed 25 Chester Terrace and Regent's Park Conservation Area. As such, paragraphs 201-202 of the NPPF would not be engaged by this proposal as no material harm to the significance of the listed building or conservation area will occur. Rather, proposals result in a slight enhancement to the significance of the listed building as a result of various roof level alterations. As such, the proposed development is in accordance with the requirements of the NPPF and local planning policies.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).¹⁴

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

¹⁴ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

List Description

CAMDEN TQ2882NE CHESTER TERRACE 798-1/87/212 (East side) 14/05/74 Nos.1-42
(Consecutive) and attached rail-ings and linking arches GV I

Grand palace-style terrace of 37 houses & 5 semi-detached houses. c1825. By John Nash. For the Commis-sioners of Woods, Forests and Land Revenues. Built by J Burton. Stucco. Slate mansard roofs with attic dormers. EXTERIOR: the longest unbroken facade in Regent's Park (approx 280m) with an alternating sys-tem of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade by thin tri-umphal arches. Main Block (Nos 6-38): symmetrical composition of 3 and 4 storeys. 3 windows to each house. "A" bays, screen of 8 free-standing, fluted Corinthian columns supporting an entablature with mo-dillion cornice above which a recessed attic storey with round-arched windows. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st floors with architraved sashes and continuous cast-iron balconies. "B" bays, round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. Architraved 1st and 2nd floor sashes; 1st floor with continuous cast-iron balcony. Main projecting modillion cornice at 3rd floor level. Cornice and blocking course above 2nd floor. "C" bays, slightly projecting with screen of 6 attached, fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st & 2nd floors with architraved sashes; 1st floor with continuous cast-iron balcony. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Linking triumphal arches with round-arched vehicle entrance flanked by pedestrian entrances. Inner elevations with 4 attached Corinthian columns supporting a modillion entablature above which a scrolled frieze, cornice and blocking course. Outer eleva-tions with 4 Corinthian pilasters supporting a modillion entablature with panel inscribed "Chester Terrace", cornice and blocking course. Nos 4 & 5 and Nos 39 & 40: to south and north of arches respectively. Channelled stucco ground floors. Square-headed doorways with panelled doors and fanlights. Recessed sashes, upper floors with ar-chitraves; 1st floors with continuous cast-iron balconies. Main cornice at 3rd floor level. Cornice and block-ing course above 3rd floor. Right hand return of No.4 pedimented with blind windows. No.3: fronting on to Chester Gate. 2 storeys and

basement. 4 windows. Forms the terminal return to main block. 3 central bays slightly projecting. Greek Doric prostyle portico; panelled door and fanlight. Recessed sashes, those flank-ing the portico with shouldered architraves (left hand blind). Right hand bay with projecting bay window surmounted by parapet with central balustraded panel. Cornice and blocking course with central feature of segmental-headed cut out block flanked by panelled dies. Left hand angle with enriched pilaster strip and surmounted by anthemion acroterion; right hand angle with anthemion acroterion only. Symmetrical west frontage to garden; 2 windows, 1st floor with balconies. Bust of Nash on bracket between 1st floor win-dows. Parapet with central urn. INTERIOR not inspected. SUBSIDIARY FEATURES: attached cast-iron rail-ings to garden and flanking steps. Nos 1, 2 & 41, 42: projecting pavilion blocks fronting Regent's Park and linked to main block by triumphal arches. Similar to "C" bays. 4 storeys. 5 windows and 3-window returns. Attached Corinthian columns (paired at angles) rise through 1st and 2nd floors to support entablature with projecting cornice; Corinthian pilasters to other fronts. Round-arched ground floor openings; windows ar-chitraved with margin glazing. Upper floors with recessed sashes; 1st floor with cast-iron balconies except central window. 2nd and 3rd floor form attic storeys (2nd floor windows architraved) with cornice at 3rd floor sill level and cornice and blocking course above 3rd floor. INTERIORS: not inspected. HISTORICAL NOTE: No.13 was the residence of CR Cockerell, architect and antiquary (English Heritage plaque). (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 120).

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