

Application ref: 2021/5769/L  
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**Development Management**  
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Potter Raper Ltd  
Duncan House  
1A Burnhill Road  
Beckenham  
Bromley  
BR3 3LA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**7 St George's Terrace  
London  
NW1 8XH**

Proposal: Internal and external alterations including. refurbishment of windows, painted surfaces to be redecorated including railings and front door, redecoration of internal communal areas with fire safety paint and new floor coverings, installation of a door entry system and roof repairs using matching materials.

Drawing Nos: B9547-PR-SG-XX-DR-B-PL001-P1-S2, Heritage Statement 23/09/2021

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: B9547-PR-SG-XX-DR-B-PL001-P1-S2, Heritage Statement 23/09/2021

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 The current application seeks consent for minor internal and external refurbishments to the existing building, including re-painting of railings and front door, redecoration of internal communal areas with fire safety compliant paint. The proposal also seeks permission for the installation of a new door entry system and like-for-like roof and window repairs.

The external alterations to the front facade include re-painting of windows, cills, columns and cornices in like-for-like colours, and masonry repairs to the existing brickwork and render. The application proposes to repaint the front railings in black, to match the existing.

The proposal also seeks permission for the installation of a small door entry system which serves the residents of the host building, to be fixed in the same place as the existing entry system is currently located. At roof level, the proposals include some repair works and the materials would replicate the existing lime mortar, leadwork and slate. Internally the proposed redecoration works and new flooring in the communal areas is considered acceptable and would not harm any historic fabric or the significance of the building.

As such, the proposed works are considered acceptable in terms of their materiality and design, and would preserve the historic significance of the listed building.

No objections were received in response to the public consultation. The site's planning history has been taken into account when making this decision.

Special attention has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 and the NPPF 2021.

- 2 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 and title.

Daniel Pope  
Chief Planning Officer