

**s p** planning

**7 ST GEORGE'S TERRACE,  
LONDON NW1 8XH**

**HERITAGE STATEMENT**

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## 1.0 INTRODUCTION

- 1.1 This Heritage Statement relates to the ground floor flat at 7 St George's Terrace, London NW1 8XH, which forms part of a grade II listed terrace situated within the Primrose Hill Conservation Area.
- 1.2 The Statement accompanies applications for planning permission and listed building consent for works comprising the erection of a single-storey rear extension and internal alterations.
- 1.3 This report is structured as follows:
- Section 2.0 Policy Context: provides a review of relevant national, strategic and local planning policy and guidance of relevance to the proposals. This section of the report ultimately identifies a series of heritage related policy tests against which the proposed works are assessed in the subsequent sections of the report.
  - Section 3.0 Analysis: provides an analysis of the form, character and historical development of the building and an appraisal of the architectural merit and historical interest which underlie the building's listed status. It also identifies the building's capacity to accommodate change and sets out the design/heritage parameters which have ultimately guided the proposed development.
  - Section 4.0 The Proposal: provides a description of the proposed works.
  - Section 5.0, Assessment: provides a review of the proposed works against the requirements and objectives of relevant planning policy.
- 1.4 This Statement is supported by an A3 Appendix of plans and photographs.

## 2.0 POLICY CONTEXT

2.1 The following provides an overview of national, regional and local planning policy and guidance of relevance to the consideration of the design and heritage aspects of the proposal.

### **Planning (Listed Building and Conservation Areas) Act 1990**

2.2 The Planning (Listed Building and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest over and above that provided by development control. Section 7 of the Act states that:

*.... no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.*

2.3 Section 16 of the Act places a statutory requirement on local planning authorities to “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”.

2.4 Under Section 72 of the Act local planning authorities are required to pay special attention to “*the desirability of preserving and enhancing the character or appearance*” of conservation areas.

### **Development plan policy**

2.5 The development plan currently comprises the London Plan (2022) and the Camden Local Plan (2017).

#### *London Plan*

2.6 Part C of London Plan Policy HC1 states:

*Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.*

*Camden Local Plan*

- 2.1 Policy D2, *Heritage*, states that the Council will “*preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings ....*” and “*will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm*”.
- 2.2 In particular respect of the listed buildings Policy D2 states that the Council will:

*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.*

**National Planning Policy and Guidance**

- 2.3 The National Planning Policy Framework (December 2023) sets out central government's guidance on the conservation of the historic environment. The Framework is a material consideration which must be taken into account in development management decisions. Conservation areas and listed buildings are defined as "heritage assets".
- 2.4 Paragraph 194 of the Framework states that local planning authorities should require an applicant to "*describe of the significance of the heritage assets affected including any contribution made by their setting*". It notes that "*the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance*". In determining planning applications, local planning authorities should take account of:
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
  - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
  - *the desirability of new development making a positive contribution to local character and distinctiveness. [para. 197]*

2.5 Paragraphs 201 and 202 of the Framework advise that:

*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.*

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

2.6 Historic England Advice Note 2: Making Changes to Heritage Assets (2015) advises at paragraph 3:

*The best way to conserve a building is to keep it in use, or to find it an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see to its long-term conservation. Even recently restored buildings that are vacant will soon start to degenerate. An unreasonable, inflexible approach will prevent action that could give a building new life; indeed, it can eliminate that use. A reasonable and proportionate approach to owners' needs is therefore essential.*

### **Summary**

2.7 Based on the above, the heritage aspects of the proposal need to be assessed against the following "tests".

- i) What is the significance of the listed building in terms of its physical fabric and historical interest?
- ii) What is the significance of the Primrose Hill Conservation Area/
- iii) Would the proposal preserve or enhance the special interest of the listed building. In particular, would internal features of significance be retained, protected during building works, and reinstated where possible?
- iv) Would the proposed external changes preserve or enhance the appearance of the Conservation Area?

### 3.0 SIGNIFICANCE OF HERITAGE ASSETS

- 3.1 The application property forms part of a grade II listed terrace and is situated within the Camden Town Conservation Area. There are therefore two heritage assets that need to be considered in this instance.

#### Listed Building

- 3.2 No. 7 St George's Terrace is a 4-storey former house with living accommodation at basement level and within the roof. It now comprises five dwellings: a basement flat, the application property on the ground floor and three further dwellings above. It forms part of a grand terrace that faces Primrose Hill that was grade II listed on 24 September 1997. The listing description states:

*Terrace of 11 houses. c1852. Pale yellow stock brick with channelled stucco ground floors and quoins and dressings. 3 storeys and basements. Nos 3 & 9 slightly recessed and originally of 2 storeys. 1 window each. Ground floor tripartite sashes mostly with enriched cast-iron window guards. Each house has a prostyle Doric porch (Nos 5 & 6 paired) supporting a continuous stuccoed balustrade to tripartite 1st floor window with screen of 4 half-columns with enriched capitals supporting an entablature the cornice of which supports a balustraded window guard to tripartite 2nd floor window with pilaster screen and entablature. 3rd floor windows tripartite architraved round-arched with keystones. Heavy bracketed and enriched stucco cornice. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.*

- 3.3 The following provides an account of the development of St George's Terrace, an analysis of the application property's special architectural and historic interest and sets out the changes and features - namely twentieth century alterations - that detract from the building's significance.

#### *Development of St George's Terrace*

- 3.4 St George's Terrace forms part of construction of formal terraces in the area bordering Primrose Hill that occurred in the middle part of the 19<sup>th</sup> century. This development included symmetrical terraces, such as St

George's Terrace and Chamberlain Street, a formal squares, such as Chalcot Square, and a sweeping crescent, Chalcot Crescent.

- 3.5 These terraces would have most likely been built to provide family homes for upper class occupants with servants' accommodation at basement and roof levels.

*Post construction changes*

- 3.6 It is reasonable to assume that the 11 properties in the terraces were largely identical at the rear when originally built. The Ordnance Survey maps of 1870 and 1894 (see A3 Appendix) suggest some level of alterations or additions to the rear of No.7 occurred in the latter part of the 18<sup>th</sup> century.
- 3.7 Planning permission was granted in 1947 for development described as "the erection of one additional room on the back addition of 7, St. George's Terrace" (ref: TP38357/5586). The approved drawing indicates that this permission related to the addition at first floor level. The subsequent planning history indicates that this was not implemented.
- 3.8 In 1951 planning permission was granted for the conversion of the basement and ground floor of No. 7 into two self-contained flats. (Ref: TP38357/19897). The subsequent permission in 1973 suggests this was not implemented.
- 3.9 In 1959 planning permission was granted for a "back addition" (Ref: TP38357/1366). The approved drawing shows an addition at first floor level. It would appear this scheme was carried out with the steps to the garden and door removed at a later date. The approved drawing (see Figure 1.4 in the A3 Appendix) shows the degree to which the rear of No. had been extended by this time.
- 3.10 Planning permission was granted in 1973 for the conversion of No.7 to "5 self-contained units incorporating installation of new front and rear dormer windows and alterations to roof structure at rear" (ref: 14702). The plans



approved in 1973 show the arrangement of the ground floor flat as it exists today (see Figure 1.5 in the A3 Appendix).

#### *External fabric*

- 3.11 The special architectural merit associated with the property's exterior primarily relates to the street frontage (see Section 2 of the A3 Appendix). This retains its original form including a lightwell enclosed by railings at lower ground floor level, a rendered frontage at entrance level with pale yellow stock brick to the floors above. The listing description notes that each house in the terrace has "a prostyle Doric porch supporting a continuous stuccoed balustrade to tripartite 1st floor window with screen of 4 half-columns with enriched capitals supporting an entablature the cornice of which supports a balustraded window guard to tripartite 2nd floor window with pilaster screen and entablature".
- 3.12 As is evident from the planning history, the rear of No.7 has been extended at lower ground, ground, first and second floor levels. The floor plans suggest that the lower 2 floors were extended rearwards about 2m beyond the original main wall and the first-floor projects beyond this line. The 3-storey outrigger is also an addition. As a consequence of these additions there is no fabric of architectural significance at the rear of the lower floors of No.7.

#### *Plan form and room hierarchy*

- 3.13 It is clear from the floor plans approved in 1973 for the conversion of No.7 into flats that the original layout on the upper ground floor was lost many years ago. None of the rooms in this flat retain their original proportions due to the formation of a corridor and bathroom within the centre of the floor plan and due to the extensions to the rear.

#### *Internal features of merit and detrimental alterations*

- 3.14 A survey of the property's interior has been undertaken on a room-by-room basis to gain an understanding of its configuration and to identify retained features of merit that contribute to the building's historical and

architectural significance together with changes and additions that detract from that significance. The survey covers the following aspects of the building's interior:

- Wall finishes including skirting boards, picture rails etc.
- Floors
- Ceilings
- Internal doors
- Fireplaces and chimney breasts
- Decoration
- Stairs
- Fixtures and fittings
- Services

3.15 Numbers in parentheses refer to photographs included in the A3 Appendix. The room numbers are shown on the existing floor plans.

Room/ Area	Features of merit	Features that detract
Living room/ kitchen	<b>Principal Room (front)</b> Chimney breast [4.19] Timber sash window <sup>1</sup> [4.20] ]	
Bathroom	none	
Bedroom 2	none	
Bedroom 1	none	
Corridor	none	

Table 3.1: Room by room audit of features of merit and elements that detract.

*Summary of listed building significance*

3.16 The special architectural merit and interest associated with the ground floor flat at 7 St George’s Terrace is derived from the property’s group value as part of a terrace of houses of similar age and appearance and the street frontage which retains its original form and many original features. Other than the chimney breast and timber sash windows and associated mouldings in the living room there are no features of any obvious architectural merit within the flat.

### Camden Town Conservation Area

3.17 Camden Town Conservation Area was designated by the London Borough of Camden on 1 October 1971 and extended in 1985. The designation report notes that the character of the area *"is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space."*

3.18 In respect of St George's Terrace the Appraisal states:

*St George's Terrace is a cul-de-sac that slopes from east to west and lies opposite Primrose Hill. The roadway is narrow and runs parallel to Primrose Hill Road, being separated from that larger road by St. George's Terrace Gardens. These small private gardens are designated under the London Squares Act. They are linear in form and contain a number of large London Plane trees, which provide a visual link with the trees on the neighbouring Primrose Hill and screening for the listed houses on St. George's Terrace. Decorative railings surround the open space and two listed K2 telephone boxes lie to the east, fronting Regent's Park Road.*

*St. George's Terrace is a listed group of 11 terrace houses that front onto St. George's Terrace Gardens and Primrose Hill. These properties are four storeys high with raised ground floors and basements with lightwells surrounded by ornate railings. The terrace forms a grand symmetrical composition that is stepped in accordance with the slope of the land and has two mid terrace properties recessed to the main elevation. The buildings are constructed in London yellow stock brick with groups of three windows to each floor and highly decorative stucco work to porches, balustrades at first and second floor levels, projecting quoins, window surrounds, and parapets.*

3.19 The street frontage of No.7 positively contributes to the character and appearance of the Conservation Area. The rears of No.7 and its neighbours have been significantly altered and extended and the lower levels and the gardens are enclosed by the mews to the rear. These gardens and the lower parts of the rear elevations make a very limited contribution to the appearance of the area.

## 4.0 THE PROPOSAL

4.1 The works for which planning permission and listed building consent are sought comprise:

1. The erection of a single-storey rear addition;
2. Internal alterations comprising:
  - The removal of c.20th partitions and fittings;
  - Installation of partitions and doors;
  - Installation bathroom fittings;
  - Installation of kitchen;
  - Widening of the opening at the rear.

### **Single-storey rear addition**

4.2 As noted above, there is no fabric of architectural or historical significance at the rear of the ground floor flat and therefore this addition would not result in any harm in respect of the fabric of the listed building.

4.3 The extension would largely mirror the addition to the rear of No.6 in terms of its footprint, orientation and height. It would only be apparent from the adjoining rear gardens and from upper-level rear windows in the terrace. Due to its limited size and very contained position, it would have no material effect on the character and appearance of the Conservation Area.

### **Internal alterations**

4.4 As noted above, the layout of the ground has been altered to accommodate the flat and therefore the rooms in the original part of the flat no longer retain their original proportions. The proposed re-arrange of the plan form would not therefore result in any harm to the architectural significance of the listed building in this respect.

4.5 The only internal features of any obvious architectural merit within the flat are the sash windows and associated mouldings in the front room and the retained chimney breast. These features would not be affected by the proposals.

- 4.6 The existing rear element is very clearly an addition with no obvious architectural merit. Widening the opening in the rear wall of this part of the flat would not result in any harm to fabric of any architectural significance.

### **Summary**

- 4.7 Overall, the proposal would preserve the special interest of the listed building and the character and appearance of the Camden Town Conservation Area. Consequently, it complies with the aims and objectives of London Plan Policy HC1 and Local Plan Policy D2.