

Delegated Report		Analysis sheet	Expiry Date:	31/01/2025
		N/A / attached	Consultation Expiry Date:	08/12/2024
Officer			Application Number(s)	
Gary Wong			i) 2024/4811/P ii) 2024/4851/L	
Application Address			Drawing Numbers	
Flat Ground Floor 7 St George's Terrace London NW1 8XH			Refer to draft decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
i) 2024/4811/P for "Erection of a single storey rear extension." ii) 2024/4851/L for "Erection of a single storey rear extension and internal alterations."				
Recommendation(s):		i) Refuse full planning permission ii) Refuse listed building consent		
Application Type:		i) 2024/4811/P Full Planning Permission ii) 2024/4851/L Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<div>i) Site notices were displayed on 08/11/2024 and expired on 02/12/2024. Press notice was published on 14/11/2024 and expired on 08/12/2024.</div> <div>ii) Site notices were displayed on 08/11/2024 and expired on 02/12/2024. Press notice was published on 14/11/2024 and expired on 08/12/2024.</div> <div>No response was received from any adjoining occupiers.</div>			
Primrose Hill CAAC	<div>An objection was received from the Primrose Hill CAAC and can be summarised as follows:</div> <div><u>Design and heritage issues:</u></div> <div><div><div>We object to the further loss of floor plan in this Listed Building at the main entrance level by the subdivision of the front room.</div><div>Whilst it is acknowledged that this space has been changed, this was largely the result of work approved in 1973 which was before the listing of this building in 1997.</div><div>We object to the loss of a substantial proportion of the rear garden to the proposed extension. This would diminish the green space which is an important component of the character and appearance of the conservation area.</div><div>The form of the proposed extension would be contrary to Guideline PH27 of the Primrose Hill Conservation Area Statement.</div><div>The proposal would be harmful to the significance of the listed building and neither preserve nor enhance the character and appearance of the Primrose Hill Conservation Area.</div></div><div><u>Amenity issues:</u></div><div><div>Concern about the potential loss of natural light to the basement flat.</div></div><div><u>Officer's response:</u></div><div><div>Design and heritage matters are assessed in Section 3 below</div><div>Amenity issues are assessed in Section 4 below.</div></div></div>			

Site Description

The application site comprises of a 5-storey building including a basement and mansard roof extension. It is located on the north side of St George's Terrace within the Primrose Hill Conservation Area. The application building, 7 St George's Terrace, is one of the terraces of 11 houses built c.1852. All of this group of terraces including the application building are Grade II listed buildings.

Relevant History

Application site

2024/5648/L - Renewal of asphalt, retrospective permission for five post boxes, renewal of flat entrance doors, install central heating, adaptations to bathroom and installation of mechanical ventilation – Pending decision.

2023/1185/L – Overlay flat roof coverings with felt overlay system. Renew carpets to communal areas – Granted listed building consent on 24/04/2023

2021/4676/P – External alterations including refurbishment of all windows, existing painted surfaces to be redecorated including railings and front door, installation of a door entry system and roof repairs using like-for-like materials. – Granted planning permission on 29/03/2023

2021/5769/L – 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. – Granted listed building consent on 29/03/2023

14702 – Conversion of dwelling at 7 St. George's Terrace, N.W.1 into 5 self-contained units incorporating installation of new front and rear dormer windows and alterations to roof structure at rear. – Granted planning permission on 03/01/1973

TP38357/19897 – The conversion of the semi-basement and ground floor of No. 7, St. George's Terrace, St. Pancras, into two self-contained flats. – Granted planning permission on 04/07/1951

TP38357/5586 – The erection of on additional room on the back addition of 7, St. George's Terrace, St. Pancras, subject to the work being completed within 12 months from the first day of October, 1947, failing which this consent shall become null and void. – Granted planning permission on 25/09/1947

Neighbouring sites

6 St George's Terrace

2020/5704/P – Like for like replacement of existing timber doors on mansard level to front elevation, and timber sash windows and lintel at third floor to rear elevation; replacement of glazing to existing rear conservatory; installation of new gate in front railings. – Granted planning permission on 21/07/2021

2020/5696/L – Like for like replacement of existing timber doors on mansard level to front elevation, and timber sash windows and lintel at third floor to rear elevation; replacement of glazing to existing rear conservatory; installation of new gate in front railings; and internal alterations at all levels. – Granted listed building consent on 21/07/2021

LE9700838 & LE9700839 – Internal alterations in connection with the conversion to a single dwelling house, demolition of the existing rear extension, the erection of a rear ground floor extension and alterations to the rear elevation. As shown on drawing nos. 97/10-104, 97/10-205, 97/10-300C, 301C, 302C, 303C, 304C, 305B, 306B, 310, 311B, 312C, 315B, 316C, 322, Repairs schedule to interior and

exterior 97/10/ 3.1/SMP-Rev A, Method statement for repair work 97/10/3.1/ SMP – Granted listed building consent on 19/12/1997

PE9700840 – Conversion to a single dwelling house erection of a rear ground floor extension to replace an existing part one- part two storey extension and alterations to the rear elevation. As shown on Drawing nos. 97/10-104, 97/10-205, 97/10-300C, 301C, 302C, 303C, 304C, 305B, 306B, 310, 311B, 312C, 315B, 316C, 322, Repairs schedule to interior and exterior 97/10/ 3.1/SMP-Rev A, Method statement for repair work 97/10/3.1/ SMP – Granted planning permission on 19/12/1997.

8 St George's Terrace

2014/0749/P – Extension of existing closet wing up to third floor level, replace existing 3 storey infill extension with 2 storey infill extension, extension within front lightwell and associated elevational alterations. – Granted planning permission on 13/05/2014

2014/0834/L – Internal and external alterations associated with extension of existing closet wing up to third floor level, replace existing 3 storey infill extension with 2 storey infill extension, extension within front lightwell and associated elevational alterations. – Granted listed building consent on 13/05/2014

9 St George's Terrace

2016/4393/P – Rear extension at lower ground level with garden above (following demolition of conservatory) including excavation of rear garden. – Granted planning permission subject to a Section 106 Legal Agreement on 10/05/2017

2016/4870/L – Rear extension at lower ground level with garden above (following demolition of conservatory) including excavation of rear garden and internal alterations. – Granted listed building consent on 10/05/2017

2014/7274/P – Rear extension at lower ground level with garden above including excavation of rear garden. – Non-Determination on 13/04/2016 and appeal dismissed on 04/08/2016

2014/7336/L – Rear extension at lower ground level with garden above including excavation of rear garden, demolition of rear conservatory and internal alterations. - Non-Determination on 13/04/2016 and appeal dismissed on 04/08/2016

Relevant policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A2 Open space
- A3 Biodiversity
- D1 Design
- D2 Heritage

Camden Planning Guidance

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)
- CPG Trees (2019)

Primrose Hill Conservation Area Statement (2000)

Assessment

1. The proposal

1.1. The proposal seeks permission for the following:

- 2024/4811/P for “Erection of a single storey rear extension.” The proposed extension would measure approximately 5.85m in depth, 4.49m in width and 3m in height. It would include a white timber double glazed bi-fold doors and a full-height side window. The extension would have a roof with a flat top and pitched to the side including three rooflights.
- 2024/4851/L for “Erection of a single storey rear extension and internal alterations.” The proposed internal alterations would comprise the removal of c.20th century partitions and fittings, installation of partitions and doors, bathroom fittings, kitchen and widening of the opening at the rear.

2. Assessment

2.1. The planning considerations material to the determination of this application are as follows:

- Design and Heritage
- Amenity
- Biodiversity

3. Design and Heritage

3.1. Policy D1 states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; being sustainable and durable; and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 states that the Council will preserve and, where appropriate, enhance Camden’s heritage assets and their settings, including listed buildings and conservation areas.

3.2. CPG Design states development should respond positively and sensitively to the existing context and integrate well with the existing character of a place, building and its surroundings. The guidance further advises the Council 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 outweigh that harm.

3.3. CPG Home Improvements mentions that rear extension should be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing. They should respect and preserve the original design and proportions of the building including its architectural period and style, existing architectural features such as projecting bays, decorative balconies, cornices and chimney stacks. Rear extensions should be carefully scaled in terms of its height, width and depth.

3.4. The following guidelines detail the advice from the Primrose Hill Conservation Area Statement in relation to rear extensions:

- *PH25 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.*

- PH26 *Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.*
- PH27 *Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.*
- PH28 *Rear extensions will not be acceptable where they would spoil a uniformed rear elevation of an unspoilt terrace or group of buildings.*
- PH30 *Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.*

3.5. Sections 16, 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) provide a statutory presumption in favour of the preservation and enhancement of the character and appearance of conservation areas, and the preservation and enhancement of listed buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.

Proposed single storey rear extension

3.6. The proposed extension would serve the application flat on ground floor level and it would extend for approximately 5.85m in depth and 4.49m at its widest point facing the garden. The proposed bulk and scale of the extension is considered insubordinate to the application flat. The application site at 7 St George’s Terrace has already undergone a number of additions and alterations to its rear closet wing including upper floor levels. The proposed extension, by virtue of its size and bulk, would further increase the footprint of the site and result in a disproportionate relationship with the application ground floor flat. The proposed extension would add to the existing clutter cumulatively with the previous additions to the rear and further erode the remaining legibility of the rear elevation. As such the proposed single storey rear extension would cause adverse visual impact to the appearance and character of the host listed building and the wider conservation area.

3.7. The footprint of the proposed extension is sizeable taking up a disproportionate area of the rear garden. Measuring from the submitted drawings, the existing rear garden would be approximately 12m long while the proposed extension would extend for almost 6m in depth. It appears this group of Grade II listed terraces currently benefit from a verdant character of green garden space and soft landscaping. The site has already benefited from numerous additions to the rear and the proposed extension would cause further undue loss of existing green garden space. The development would erode the garden character by introducing urban structures deep into the garden area. The resulting impact would be detrimental to the character and appearance of the host property, this group of Grade II listed buildings and the wider Primrose Hill Conservation Area.

3.8. It is cited in the submitted Heritage Statement that the proposed single storey rear extension would largely mirror the addition to the rear of the adjoining neighbour at No.6 in terms of its footprint, orientation and height. This precedent cited was approved by the Council in December 1997 which pre-dated the current planning policies of the Camden Local Plan 2017 and the Primrose Hill Conservation Area Statement in 2000. The weight given to this approved

extension as an appropriate precedent would be very limited as it was approved under a different planning policy context.

3.9. Another example cited at No.9 St George's Terrace approved under references 2016/4393/P and 2016/4870/L also could not be considered as a valid precedent. These applications were only approved following the appeal decisions made on application references 2014/7274/P and 2014/7336/P for non-determination. It is worth noting that according to the statement of case from the Council, these applications would also be refused by reason of the resulting harmful impact to the appearance and special architectural and historic interest of the listed building and the character and appearance of the wider conservation area.

Proposed internal alterations

3.10. The proposed internal alterations would reconfigure the accommodation in the flat so that the bedrooms and bathroom accommodation are contained in the envelope of the main part of the house, with the living and kitchen accommodation in the rear closet wing and proposed rear extension.

3.11. The main section of the house constitutes a principal floor and as such is the lower level of the *piano nobile*. Although there have been a number of alterations to the plan form resulting from the historic flat conversion, the front and rear room layouts are generally intact albeit with the open-plan kitchen located within the inner chimney breast alcove of the front room. The proposed works involve the subdivision of this space to create an ensuite bathroom to the intended front bedroom, which will straddle the chimney breast alcove, negatively impacting on the plan form in this part of the house. As such, the proposed internal alterations would cause unacceptable harm to the historic and architectural significance of the host Grade II listed building and its surviving plan form.

Conclusion

3.12. Local Plan Policies D1 and D2, and Chapter 16 (Conserving and enhancing the historic environment) of the NPPF 2024, seeks to preserve and enhance designated heritage assets. The NPPF states in Paragraphs 208 that "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".

3.13. The proposal would be for the enjoyment of the occupiers of 7 St George's Terrace and there would be no public benefits to outweigh the harm caused by the proposed works.

3.14. Overall, the proposed single storey rear extension and internal alterations, by reason of the bulk, size, form, location and undue harm on the existing architectural features, are considered to detrimental and harmful to historic and architectural significance of the host Grade II listed building and the Primrose Hill Conservation Area, contrary to Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

4. Amenity

4.1. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. The factors the Council will consider are visual privacy, outlook, sunlight and daylight and overshadowing.

4.2. The proposed single storey rear extension by virtue of its form and location could cause impact on light and outlook to the existing two windows of the basement flat within the site. One window of the basement flat faces north towards the rear garden and another one is a

side window facing the neighbouring property at No.6. Given the orientation and setting of the site, this side window is unlikely to be unduly affected by the proposed extension as it is already heavily enclosed by the existing building structures to a large extent.

- 4.3. This application is accompanied with a daylight assessment detailing how the potential impact on light to the basement rear window would not be detrimental and would be compliant to the BRE guidance. This window is due north and therefore sunlight assessment is not required according to the BRE guidelines.
- 4.4. The report has demonstrated that the rear facing basement level window would still retain more than 80% of the existing level of Vertical Sky Component values after the proposed development and therefore it is considered compliant to the methodology of the BRE guidelines.
- 4.5. This rear facing basement level window is within a largely enclosed rear light well and therefore the existing outlook of this window is considered very limited given its siting and floor level. The proposed extension would not extend across the whole width between the site boundaries and the extension would set back from this window by approximately 5m. Therefore, it is not considered that the proposed extension would cause any undue loss of outlook to this neighbour at basement level.
- 4.6. The proposed extension would not cause harm to daylight/sunlight, outlook and privacy afforded by the adjoining neighbours either side due to setback from these adjoining dwellings and the modest height and depth on the shared boundaries.
- 4.7. The proposal is therefore considered to be in accordance with Policy A1 of the London Borough of Camden Local Plan 2017.

5. Biodiversity

- 5.1. Policy A2 seeks to protect non-designated spaces with nature conservation, townscape or amenity value, including gardens. The sub-text to the policy notes that development within rear gardens and other undeveloped areas can have a significant impact upon the amenity and character of the area; and gardens provide a setting for buildings, provide visual interest and support natural habitats. It is noted that the Council will resist development that occupies an excessive part of a garden and will also seek the retention of important views and glimpses of green space, such as gardens.
- 5.2. Policy A3 seeks to protect and secure additional, trees and vegetation. The Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation. Replacement trees or vegetation are expected to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development.
- 5.3. The proposal would involve the removal of one climber and three shrubs in order to facilitate the development. The climber and shrubs are not considered to significantly contribute to the character and appearance of the conservation area and are of low visibility from the public realm. An arboricultural impact assessment report has been submitted and the Council's Tree Officer has reviewed the information and raised no objection as the impact of the scheme on the trees to be retained will be of an acceptable level. The tree protection details submitted are sufficient to demonstrate the trees retained would be adequately protected in accordance with BS5937:2012. Had the proposal been otherwise acceptable, conditions would have been imposed to secure compliance tree protection details and appropriate replacement trees details.

5.4. In terms of biodiversity, Biodiversity Net Gain (BNG) requirements came into effect for small sites on 02 April 2024, however, there are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information provided, this proposal will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat and impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

6. Recommendation

6.1. i) Refuse **full planning permission** for the following reason:

1. The proposed single storey rear extension, by reason of its design, bulk, depth, size, form and siting, would result in an incongruous addition which would erode legibility of the rear façade and result in significant loss of garden space causing harm to the historic and architectural significance of this Grade II listed building and the character and appearance of the Primrose Hill Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, the London Plan 2021 and National Planning Policy Framework 2024.

6.2. ii) Refuse **listed building consent** for the following reason:

1. The proposed single storey rear extension, by reason of its design, bulk, depth, size, form and siting would result in an incongruous addition which would erode legibility of the rear façade and result in significant loss of garden space causing harm to the historic and architectural significance of this Grade II listed building, contrary to Policy D2 (Heritage) of the London Borough of Camden Local Plan 2017, the London Plan 2021 and National Planning Policy Framework 2024.
2. The proposed internal alterations at ground floor level would result in the loss of the surviving plan form causing harm to the historic and architectural significance of this Grade II listed building, contrary to Policy D2 (Heritage) of the London Borough of Camden Local Plan 2017, the London Plan 2021 and National Planning Policy Framework 2024.