

Application ref: 2024/5648/L
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Date: 4 May 2025

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Faithorn Farrell Timms LLP
Maple House
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Enforcement Action to be Taken

Address:

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

Proposal:

Renewal of asphalt, renewal of flat entrance doors, install central heating, adaptations to bathroom and installation of mechanical ventilation

Drawing Nos: Location plan, T01, new gas boiler install, Store 63.0001 001A, PR10335 2, PR10335 3, Flat entrance door 63.0001 001A

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:

Location plan, T01, new gas boiler install, Store 63.0001 001A, PR10335 2, PR10335 3, Flat entrance door 63.0001 001A

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 site is a mid-19th-century terraced town house, listed grade II and making a positive contribution to the Primrose Hill Conservation Area.

It is proposed to upgrade the central heating and hot water system of the top-floor flat, adapt its bathroom and install mechanical ventilation through the ceiling. No historic material appears to be present.

It is further proposed to upgrade the flat entrance doors throughout and that of a cupboard on the stairs with fireproof models. The existing flat entrance doors are non-historic plane doors, while their replacements will be four-panel doors of traditional design.

Finally, it is proposed to renew the asphalt covering to the front steps. The proposals are considered not to harm the special interest of the listed building.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby the Primrose Hill CAAC objected, on the grounds that inappropriately Georgian six-panel doors were proposed and that a stack of unauthorised mailboxes attached to the door case was shown as retained. The applicant has revised the proposal to include four-panel doors and to remove the mailboxes and the CAAC has withdrawn its objection. The enforcement of this removal will form part of the decision notice.

The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special

interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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.

- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer