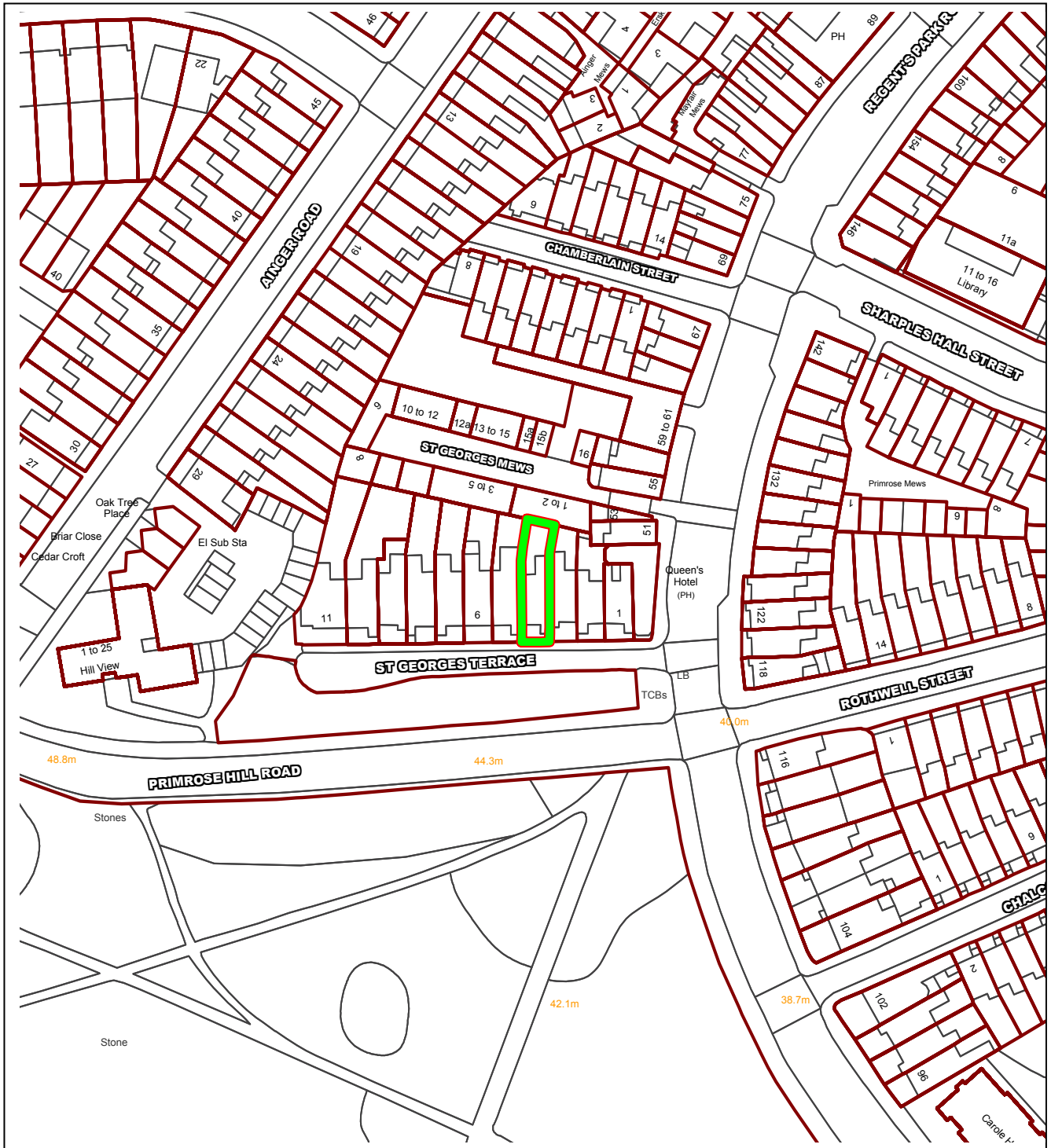


# 4 St George's Terrace 2014/3381/P & 2014/2311/L



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

4 St George's Terrace 2014/3381/P and 2014/2311/L



PREVIOUS DOORS

installed early 1980s  
softwood frames with 11mm  
double glazed panels



REPLACEMENT DOORS

softwood frames with 24mm double glazed panels  
to original openings

Project 4 ST GEORGES TERRACE NW1 8HX	Drawing Title GROUND FLOOR GARDEN ENTRANCE wG3	Scale NTS	Drawing No. <b>C/512</b>
		Date July 2014	

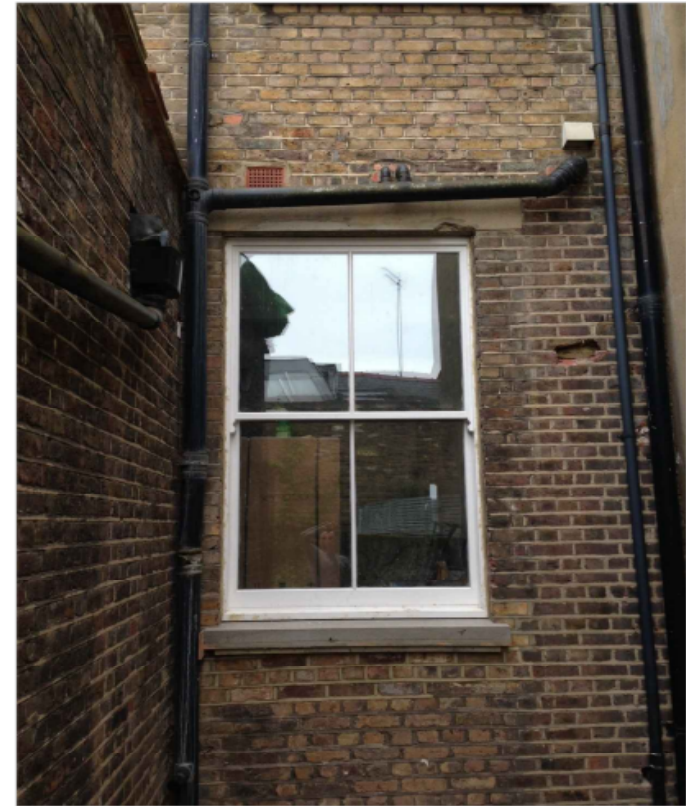
4 St George's Terrace 2014/3381/P and 2014/2311/L



NOTE; original sash opening sut down and sash box rebate infilled



PREVIOUS CASEMENT WINDOW  
installed early 1980s  
softwood frames with 11mm  
double glazed panels



REPLACEMENT SASH WINDOW  
set into reinstated box reveals and cill raised to original level

Project 4 ST GEORGES TERRACE NW1 8HX	Drawing Title GROUND FLOOR WINDOW wG 2	Scale	NTS	Drawing No. <b>C/513</b>
		Date	July 2014	



# 4 St George's Terrace 2014/3381/P and 2014/2311/L



PREVIOUS DOORS

installed early 1980s  
softwood frames with 11mm  
double glazed panels

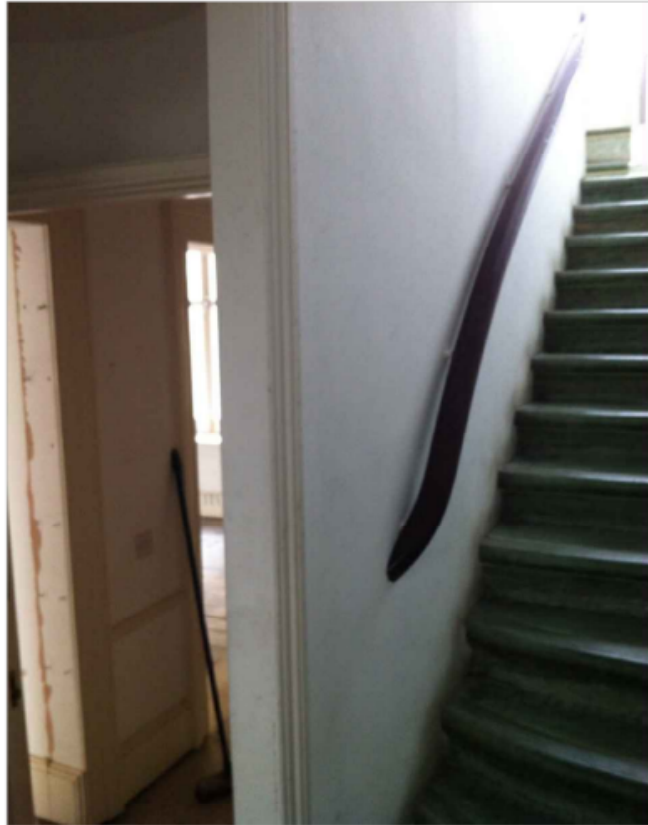


REPLACEMENT DOORS

softwood frames with 24mm double glazed panels  
to original openings

Project 4 ST GEORGES TERRACE NW1 8HX	Drawing Title BASEMENT YARD AREA	Scale	NTS	Drawing No. <b>C/510</b>
		Date	July 2014	

4 St George's Terrace 2014/3381/P and 2014/2311/L



ORIGINAL ENTRY DOOR LOBBY



INFILLED LOBBY

NOTE: Handrail not altered



Project 4 ST GEORGES TERRACE NW1 8HX	Drawing Title ENTRANCE HALLWAY GROUND FLOOR	Scale NTS	Drawing No. <b>C/511</b>
		Date July 2014	

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b> N/A	<b>Expiry Date:</b> 16/07/2014
			<b>Consultation Expiry Date:</b> 26/06/2014
<b>Officer</b>		<b>Application Number(s)</b>	
Hannah Walker		1. 2014/3381/P 2. 2014/2311/L	
<b>Application Address</b>		<b>Drawing Numbers</b>	
Flat 1, 4 St. Georges Terrace London NW1 8XH		Refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>
<b>Proposal(s)</b>			
1. External alterations including installation of a replacement steel staircase to the rear and replacement French doors and window (retrospective)			
2. Internal and external alterations with associated refurbishment works (retrospective)			
<b>Recommendation(s):</b>	Grant conditional permission Grant Listed Building Consent		
<b>Application Type:</b>	Planning permission Listed Building Consent		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	10	No. of responses	<b>04</b>	No. of objections	02
<b>Summary of consultation responses:</b>	<p>Site Notice Posted 30/05/14, expired 20/06/2014  Ham &amp; High Press Notice issued 05/06/2014, expired 26/06/2014</p> <p>A resident at Flat 4, 4 St George's Terrace has objected on the following grounds:</p> <ul style="list-style-type: none"> <li>Included on the plan 2014/2311/L noted as "storeroom G3", as this work has already been carried out, it is plain to see that the work does not correspond to the plan. The plan indicates a concave closure, when in fact the work shows a convex arrangement. We would like the wall put back as it was and the banister rail reinstated as it is a safety issue, (see attached photograph). They have taken part of the wall which has encroached on the common part of the hallway. This means that we now have to negotiate a number of steps before being able to hold on to the safety rail(banister rail). We are now in our mid seventies. We both have arthritis which affects our balance, and I am very unsteady on my feet.</li> </ul> <p><b>Officer response:</b>  This objection has been addressed at paragraph 2.5 within the assessment section of the report. Revised plans have been received which reflect the correct layout of the partition that has been inserted within the ground floor hallway.</p> <p>A comment was received on behalf of the same resident:</p> <ul style="list-style-type: none"> <li>My mother who is in her seventies and her friend who is has a heart condition live at the address 4, St Georges Terrace, Primrose Hill, N.W.1 8xh. I have no objection to a new steel staircase being erected. It needs to be made very clear that Flat 1 are responsible for removing the original FIRE ESCAPE staircase. This needs to be put back immediately as it is the only means of escape for the other 3 flats in the building. I have attached photographs to show where Flat 1 have removed the fire escape. It has been left in a dangerous state.</li> </ul> <p><b>Officer response:</b>  This comment has been addressed at paragraph 2.8 within the assessment section of the report.</p> <p>A resident at Flat 2, 4 St George's Terrace supported the application:</p> <ul style="list-style-type: none"> <li>We support this application. This stairway is the only exit alternative to the front door entrance to a six-storey, 4-apartment, shared house. It replaces a simple stairway that was removed by the garden flat holder. We remaining residents view this stairway and its adjacent balcony as a fire escape. It is vitally important, especially for elderly</li> </ul>					

	residents, that the stairway be safe and easy to use.
<b>CAAC comments:</b>	<p><b>Primrose Hill CAAC</b> – have raised objection to the proposal which is summarised below:</p> <ul style="list-style-type: none"><li>• The drawings submitted are not adequate for the assessment of work to a Listed Building. There is no first floor plan to show the roof terrace, nor is there a rear elevation showing the adjoining houses, to assess the impact of the work on the Listed Building in its group.</li><li>• Proposed WB1 is seriously inappropriate in scale and detailed design to the Listed Building.</li><li>• The proposed widening of WB2 is seriously inappropriate in scale to the Listed Building, harming its surviving forms.</li><li>• Bedroom B6, the destruction of original plan form and proportions is harmful to the Listed Building.</li><li>• Object to any changes to the stair, sufficient details of which are not provided</li></ul> <p><b>Officer response:</b> The objections raised are discussed at paragraphs 2.1-2.4 within the assessment section of the report below. Additional rear elevation drawings and details of the proposed steel staircase have been sought and received from the applicant.</p>



## **Site Description**

This Grade II listed building forms part of a terrace of 11 houses dating from c1852. The house is of 3 storeys with a basement and is constructed of pale yellow stock brick with stucco embellishment. The site is located in the Primrose Hill Conservation Area.

## **Relevant History**

An enforcement case was opened by the Council (EN14/0708) on 11 July 2014 following a site visit to the property in relation to this application. No formal enforcement action has been taken and the Council have liaised with the applicant and sought additional information and justification for the works that have taken place without the benefit of listed building consent.

## **Relevant policies**

**National Planning Policy Framework (NPPF) 2012**  
**London Plan 2011**

**LDF Core Strategy and Development Policies 2010**

CS14 Promoting high quality places and conserving our heritage

DP24: Securing high quality design

DP25: Conserving Camden's Heritage

**Camden Planning Guidance 2011**

CPG1 – Design & Heritage

**Primrose Hill Conservation Area Statement (2000)**

## Assessment

### 1.0 Proposal

1.1 This Grade II listed building is divided into flats. The application relates to Flat 1 which is located at basement and ground floor levels. The interior of Flat 1 is very plain with few historic features surviving. Following a site visit it was discovered that work to the property had already commenced. An enforcement case was opened and work ceased on site whilst negotiations were undertaken with the Council. Additional information and justification in the form of photographs, drawings and written evidence has been submitted to the Council.

1.2 The works include the following:

- Replacement of French doors within the rear lightwell at basement and ground floor levels;
- Replacement of window at ground floor level to rear elevation;
- Installation of ensuite bathroom to the rear room of basement level;
- Alteration to entrance door into Flat 1 from communal hallway;
- Alterations to plan form and internal doors; and
- Replacement of external staircase.

### 2.0 Design

2.1 With regard to the replacement French doors within the rear lightwell at basement level (WB1 and WB2), the previous doors were inserted in the 1980s and were constructed of softwood with double glazed sealed units. The apertures themselves are clearly not original and have a flat rendered surround in the case of WB1 and a rendered flat concrete lintel to WB2. WB1 consisted of a pair of doors set into a wide opening, flanked by panels of glass blocks. These have been replaced by a pair of doors in the same location but with fixed glazed panels with openable toplights flanking them. The size of the aperture has not increased. The doors are painted softwood to a simple design, with 24mm double glazed units. The replacement of the unsympathetic glass blocks is a significant enhancement. Opening WB2 previously consisted of a pair of French doors. These have been replaced with simple French doors with openable toplights. Once again the aperture has not been increased in size.

2.2 The proposed replacement French doors are considered acceptable. The openings themselves have not been increased in size. Given the discrete position and simple design of the doors within the rear basement lightwell, the design and configuration of the previous 1980s doors, and the enhancement achieved through the replacement of the panels of glass blocks, the works are considered to preserve the special interest of the listed building.

2.3 The application also includes the replacement of the French doors in the rear elevation at ground floor level (WG3), this opening is located in the rear elevation of the large rear addition. The window formerly consisted of a pair of softwood double glazed French doors with a fixed door panel to one side. These have been replaced with a pair of painted softwood French doors within the same opening. The aperture has clearly been modified and is not to its original scale or proportions, and has a flat concrete lintel. The proposed doors are considered acceptable given their simple design and the altered opening into which they are inserted.

2.4 It is also proposed to replace a rear window at ground floor level (WG2). This formerly consisted of a pair of softwood double glazed casements. These have been replaced with a traditional timber double glazed sash window. The design of this is considered to be an enhancement and more appropriate for a listed building of this age and character. The proposed double glazed units are considered acceptable given that the previous units were also double glazed and that they have been inserted into a modified opening rather than an opening that retains its original character (it has had a flat concrete lintel installed).

2.5 Internally it is proposed to install an ensuite bathroom into the rear room at basement level (room B6). A partition is to be inserted parallel to the spine wall so as to create an ensuite. This will change the plan form and proportions of the room. However the rear part of the building has been significantly altered through the creation of a wide opening in the original rear wall of the building and the construction of a small extension. This has fundamentally altered the plan form and spatial quality of the rear room and as such, the proposed partitioning is considered to be a very minor intervention which will not harm the special interest of the listed building.

2.6 Within the communal hallway it is proposed to alter the entrance door to Flat 1. The communal hallway has already been altered, with a partition inserted within the centre of the staircase, associated with the conversion of the building to flats. The entrance door to Flat 1 at ground floor level has been removed and a new curved section of wall which follows the line of the partition above the doorway has been installed. This will divide the communal staircase from the private hallway of Flat 1. A door is to be reinstated in the traditional position from the hallway to the front room and this will serve as the main entrance into the flat. This is a very minor alteration to non-original fabric and will enhance the listed building through the reinstatement of a currently blocked up traditional opening.

2.7 An objection has been received from a resident within the building regarding the handrail to the main communal staircase. This is the original handrail which is likely to terminate on an original newel post which is currently encased within the modern partition that rises through the centre of the staircase. The position and layout of the handrail has not been altered. The objection requests that the handrail is "reinstated" however this is not possible as it has not been altered. The partition wall has simply been extended in a curve to infill the modern doorway that previously formed the entrance to Flat 1. This is not considered to harm the special interest of the listed building, particularly given that a more appropriate doorway is to be reinstated. The applicant has agreed to discuss the possibility of a secondary handrail to this wall so as to improve safety on the stairs and has confirmed that this will be raised with the freeholder's agent.

2.8 Within the private hallway of Flat 1 a doorway is to be installed which will create a store room now that this area no longer forms the main circulation route through the flat. This is a very minor alteration and is considered acceptable within the context of the existing conversion and the arrangement of partition walls.

2.9 It is also proposed to install new timber doors. These are of 4 panels, with a moulding detail to the panels for ground floor level and simple recessed panels at basement level. This reflects the expected hierarchy of features within the building and is considered acceptable.

2.10 A steel staircase was previously in situ to the rear of the property, connecting the garden and the 1<sup>st</sup> floor roof terrace. This has been removed. It is proposed to replace this with a simple steel flight in the same location. Residents of the building have highlighted that a staircase in this location serves as a fire escape for the building and that it is critical that this is reinstated. The proposed replacement steel staircase is considered acceptable in listed building terms and there is considered to be no impediment in planning terms to its reinstatement.

### **3.0 Conclusion**

3.1 The existing conversion of the building and the works that have already taken place prior to its listing in 1997 have altered its internal and external character. Given this context, and the design and detailing of the works that have been undertaken, these proposals are considered to preserve the special architectural and historic interest of the listed building. The external alterations will also preserve the special interest of the listed building and will preserve and enhance the character and appearance of the Primrose Hill Conservation Area.

**Recommendation:** Grant conditional permission and listed building consent.

**DISCLAIMER:** Decision route to be decided by nominated members on Monday 18 August 2014. For further information please click [here](#)



Mr Bill Greensmith  
bill greensmith Architects  
29 Limes Avenue  
London  
N12 8QN

Application Ref: **2014/3381/P**  
Please ask for: **Hannah Walker**  
Telephone: 020 7974 **5786**

12 August 2014

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**Flat 1,  
4 St. Georges Terrace  
London  
NW1 8XH**

**DECISION**

Proposal:  
External alterations including installation of a replacement steel staircase to the rear and replacement French doors and window (retrospective)

Drawing Nos: Site location plan; Design and Access statement; Heritage Statement; Briefing document; C/500A; 501A; 506; 507; 508; 509; 510; 511; 512; 513; 514; 515; 516; 517; 518.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; Design and Access statement; Heritage Statement; Briefing document; C/500A; 501A; 506; 507; 508; 509; 510; 511; 512; 513; 514; 515; 516; 517; 518.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard  
Director of Culture & Environment

**DRAFT**

**DECISION**

bill greensmith Architects  
29 Limes Avenuet  
London  
N12 8QNApplication Ref: **2014/2311/L**  
Please ask for: **Hannah Walker**  
Telephone: 020 7974 **5786**

12 August 2014

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**Address:  
**4 St. Georges Terrace**  
**London**  
**NW1 8XH****DECISION**Proposal:  
Internal and external alterations with associated refurbishment works (retrospective)Drawing Nos: Site location plan; Design and Access statement; Heritage Statement;  
Briefing document; C/402; 403; 404; 500A; 501A; 506; 507; 508; 509; 510; 511; 512; 513;  
514; 515; 516; 517; 518; 519; 520.The Council has considered your application and decided to grant 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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.  
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard  
Director of Culture & Environment