

Ms CAROL MCGARRY  
Pellings  
Third Floor Northside House  
Mount Pleasant  
Barnet  
EN4 9EB

Application Ref: **2017/6238/L**  
Please ask for: **Colette Hatton**  
Telephone: 020 7974

6 April 2018

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**9 Flat Lower Ground Floor  
St George's Terrace  
London  
NW1 8XH**

Proposal:  
Alterations to front steps.

Drawing Nos: Application form, Site Plan, Design and Access statement Rev 1(2), Existing front elevation 508 738 101, 508 738 102A - 9 St Georges Terrace - As Proposed(2), Photograph of front steps 1, Photograph of front steps 2, Photograph of front steps 3, Photograph of front steps 4.

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: Application form, Site Plan, Design and Access statement Rev 1(2), Existing front elevation 508 738 101, 508 738 102A - 9 St Georges Terrace - As Proposed(2), Photograph of front steps 1, Photograph of front steps 2, Photograph of front steps 3, Photograph of front steps 4.

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 9 St. George's Terrace is a grade II listed building within the Primrose Hill conservation area. The building forms part of a terrace of 11 houses built c. 1852. Constructed from pale stock bricks, the building is set over three storeys with a basement. The building is currently divided into flats.

The proposals are to replace the steps leading to the main entrance of the building. The existing steps are not original and are constructed from concrete. The steps are failing and water is leaking through the steps into the basement flat below. It is proposed to remove the current steps and replace them with stone steps to match others on the street. The stone is a more authentic material that will suit the appearance of the listed building and will enhance the appearance of the conservation area.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special 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 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape,

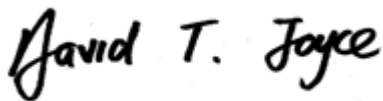
access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 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.
- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning