

Application ref: 2020/5704/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Email: [Nora-Andreea.Constantinescu@camden.gov.uk](mailto:Nora-Andreea.Constantinescu@camden.gov.uk)  
Date: 21 July 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Coste + Beno Ltd  
20 Leaf Close  
Northwood  
HA6 2YY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**6 St George's Terrace**  
**London**  
**NW1 8XH**

Proposal: 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.

Drawing Nos: Design and Access Heritage Statement Rev A 06/07/2021; 10.100; 10.200; 10.201; 10.202; 10.203; 10.204; 10.205; 10.206; 10.251; 20.200; 20.201; 20.202 R02; 20.203 R02; 20.204; 20.205; 20.206; 20.271 Rev.02; 20.272 Rev.02; 30.301; 30.303; 3250-EVE-XX-00-SK-S-0002 Rev A; Photos 21/05/2021.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Design and Access Heritage Statement Rev A 06/07/2021; 10.100; 10.200; 10.201; 10.202; 10.203; 10.204; 10.205; 10.206; 10.251; 20.200; 20.201; 20.202 R02; 20.203 R02; 20.204; 20.205; 20.206; 20.271 Rev.02; 20.272 Rev.02; 30.301; 30.303; 3250-EVE-XX-00-SK-S-0002 Rev A; Photos 21/05/2021.

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

#### Informative(s):

- 1 Reasons for granting permission:

To the front elevation, the existing railings facing the entrance steps are proposed to be cut through to form a new gate using the existing metal posts. This alteration would allow access to the existing planter and overall preserve the character and appearance of this part of the front elevation which is accepted.

The proposed replacement double doors at mansard level to the front elevation would preserve the dimensions and appearance of the existing doors and are considered acceptable.

The proposed replacement windows to the rear elevation at third floor level would be timber sash as existing, maintaining the same opening. The lintels would be rebuilt to match existing which is accepted.

To the rear, the proposal includes replacement of the existing aluminium glazing to the conservatory (granted consent in apps LE9700838/LE9700839) with thinner frames and double glazing. The proposed glazing would fit within the existing openings and is considered to be appropriate. The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the historic or architectural significance of the Grade II listed building and would preserve the character and appearance of the Primrose Hill Conservation Area.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In terms of impact on neighbouring amenity the proposed changes due to their nature, location, and size would not result in harmful loss of light, outlook, or privacy.

No objections were received prior making this decision. The Primrose Hill CAAC commented that they welcomed the proposed restoration work on the basis that it uses materials and processes appropriate to the surviving historic fabric. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2021.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer