

Application ref: 2020/5696/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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; and internal alterations at all levels.

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 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:

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: 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.

- 4 Before the relevant part of the work is begun, plan, elevation and section drawings at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent:

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. These are considered acceptable subject to further details being secured by condition.

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. Details of the proposed windows would be secured by condition.

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.

In terms of internal alterations, all the proposed works to the existing joinery are considered acceptable, given the age and appearance of the existing ones.

The proposed internal changes to all floors are sensitive to the historic fabric and would preserve the building's plan form and its significance.

Dislocated ceramic mosaic tiles to the front step would be dry polished and water based stone sealant applied, which is accepted.

No new pointing would be required which is accepted.

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.

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.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 policy D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and 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 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



Daniel Pope
Chief Planning Officer