

16th May 2023  
Ref: 3049-pj-PL1

Planning - Development Control  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND



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Dear Sir / Madam,

**Non-Material Amendment Application to Planning Permission ref: 2021/0572/P (21 April 2021)  
Church Of Saint Benet And All Saints 2 Lupton Street London NW5 2JB**

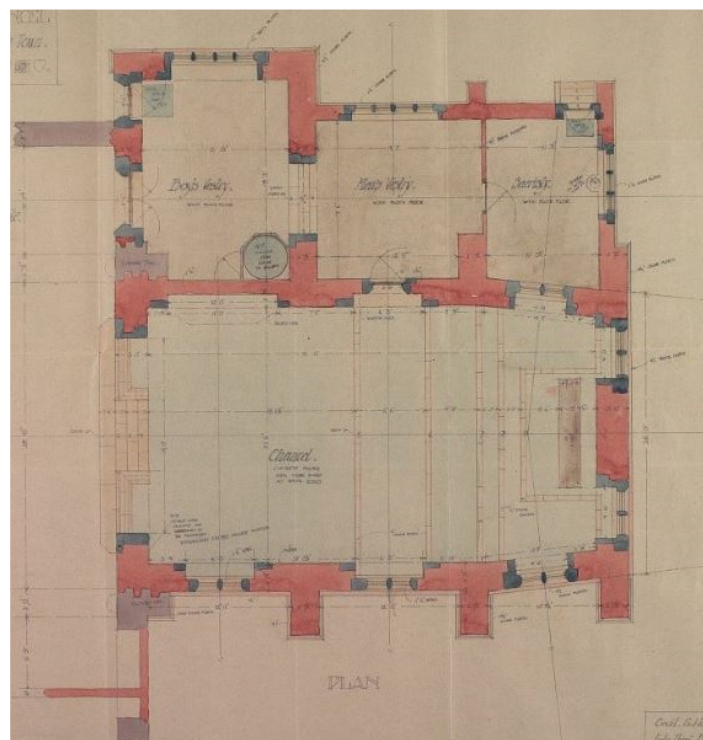
*Proposal: Roof repairs to a Grade II listed church including adaptation of one flat roof to have an additional outlet with new cast iron hopper head and downpipe and two other roof outlets to have new hopper heads (these to match existing examples on the building) for easier maintenance and for some stone and brick cleaning.*

Please find attached our application to vary the permitted works with an alteration which we believe will better serve the building than the original proposals as in the course of carrying out the approved alterations we were able to ascertain that the leak noticed at the centre of the roof was in fact caused by failure at the perimeter.

The proposed alterations would be less noticeable than the original proposals in that there would be no new outlet or rainwater pipe and the thin line of dull-grey leadwork along the coping is unlikely to draw any attention to itself. It would be treated with smart water as an anti-theft measure as is required to all the metalwork in the building anyway.

I would note that although new enlarged coping stones were an option to be considered they would have significantly altered the original recessive design which is actually rather an Art Deco motif (see Senate House Library) on a gothic-styled church as the build, incorporating a new nave and west front as well as the South Chapel, was around 1927. We know that the South Chapel is not part of the original design as it is absent for the original chancel plans on the right:

I would note that the work to the West elevation including new outlets to the porches has been carried out as well as the installation of an iron grille to the south chapel wall.



As St Benet is under Ecclesiastical Exemption, these proposals have issued to the London Diocesan Advisory Committee and I attach the documentation noting the submission and their recommendation for Faculty approval for your information. This covers the fact that the building is Grade II listed.



*Above: sketch-up model of the church with south chapel to the far-right – the leadwork making a slightly heavier line over the top edge of the parapet.*

I trust that you can agree that the alteration merits consideration as a non-material alteration. Please do not hesitate to contact me if you have questions I can assist with.

Yours faithfully,

*Paul Jackson*

**Paul Jackson** RIBA CA AABC IHBC

Director: P B Jackson Architecture Ltd  
Conservation Architect on RIBA & AABC registers  
Quinquennial Inspector in London & Southwark Dioceses  
Associate member of EASA