

Application ref: 2023/1568/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

1-3

Redhill Street

London

Camden

NW1 4BG

Proposal:

Retention of fall arrest netting to main tower and cornices on liturgical east and north elevations.

Drawing Nos: Location plan, 200468SSK01, 200468SSK02, 200468SSK03

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

Conditions And Reasons:

- 1 The netting hereby permitted is for a temporary period only and shall be removed on or before June 2025.

Reason: The proposal is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the netting would be contrary to the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2021.

- 2 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.

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

Location plan, 200468SSK01, 200468SSK02, 200468SSK03

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 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 The site is a grade-II*-listed cathedral of 1836, making a positive contribution to the Regent's Park Conservation area.

Pieces of stonework and stucco have begun to fall off the upper parts of the building, causing a hazard to those below and in 2021 the applicant gained two years' consent for temporary protection measures (2021/0628/L). This allowed the applicant to wrap the upper parts in a heavy mesh bolted to the masonry until permanent repairs could be put in train.

For reasons beyond the applicant's control, the repair works have not been put in train. However, the tenant having left, the owning body has set about surveying the building with a view to informing repair works.

It is therefore considered appropriate to allow the retention of the netting for another two years.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

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 objections. However, the CAAC urged the building's owner to implement actual repairs, rather than continuing to swaddle it in

netting. Historic England has issued a letter of flexible authority that has been ratified by the secretary of state. 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 2021 and the NPPF.

- 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 2021.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer