

Application ref: 2022/4699/P  
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Date: 7 August 2023

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

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Andy Burrell Architecture  
169 Western Road  
Haywards Heath  
West Sussex  
RH16 3LH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Church of St John Hampstead**  
**Church Row**  
**London**  
**NW3 6UU**

Proposal: Proposed re-roofing of the choir vestry and installation of access improvements, including a fall arrest system.

Drawing Nos: (Prefix 7112) 100, 101, 102, 112, 113, 114, 201, 202 rev B, 213 rev A, 214, Heritage, Design & Access Statement, Diocesan Advisory Committee Notification of Advice (17/07/2023)

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

(Prefix 7112) 100, 101, 102, 112, 113, 114, 201, 202 rev B, 213 rev A, 214,  
Heritage, Design & Access Statement, Diocesan Advisory Committee  
Notification of Advice (17/07/2023)

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The Grade I Listed church is subject to Ecclesiastical Exemption, therefore the works to the building are assessed only from a conservation area perspective.

The significance of the church is derived from its value as a local landmark, where the building is visible from several locations within the Hampstead Conservation Area. Of particular note is the view looking south from Mount Vernon and from Heath Street looking westwards along Church Row towards the eastern entrance facade. The western end of the church is a dominant feature of view looking up hill from the western end of Church Row. The church is more concealed on its southern side, although there are views of the southern aisle, nave, and chancel from the churchyard itself and partial views from the rear gardens of properties on Frogna Way. There are also oblique views from the lower level of the public pedestrian path on the southeast side.

The proposed 100mm increase in the ridgeline height, as a result of the build-up of insulation, will not protrude above the south gable and will maintain the existing low-pitched angle. At the southern gable end the addition of a secret gutter detail will leave the existing brickwork unaltered, with the new roof form separated from the historic masonry. The proposed FAS to be installed alongside the east and west gutter lines will each have three support anchors into the roof structure. Visibility of these untraditional roof features will be obscure from ground level by the brick parapets. The east elevation of the roof slope is proposed to be re-laid with salvaged Cumbrian roof slates and secured with new fixings, while the west elevation would be re-laid with new Cambrian slates to match. Relaying of the original salvaged slates on the more prominent eastern elevation will maintain the existing material character and patina of the roofscape.

The proposed access ladder will be detachable and stored at low level above a side roof on the west elevation where it will have no visibility from Church Row. The appearance of the prominent western elevation of the church will therefore remain intact and uncluttered by untraditional features.

Overall, the proposals would not substantially alter the appearance of the building or views of it from within the conservation area, and the character and appearance of the Hampstead Conservation Area would therefore be preserved.

Given the scope and location of the proposed works, it is considered that there would be no impact on neighbouring residential amenity.

No responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 (ERR) 2013.

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

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer