

Application ref: 2023/1968/P
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Date: 14 August 2023

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P B Jackson Architecture Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Church Of Saint Benet And All Saints
2 Lupton Street
London
Camden
NW5 2JB

Proposal: Non-material amendment to planning permission 2021/0572/P dated 21/04/2021 for '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' approved; namely: Addition of lead covering to south chapel parapet coping and the omission of new downpipe and hopper to south chapel.

Drawing Nos: Diocesan advisory committee submission, 3049 05, 3049 06a

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

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

Diocesan advisory committee submission, 3049 05, 3049 06a

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

Informative(s):

- 1 The site is the roof of a side chapel of an 1885-1909 grade-II-listed church in use.

The applicant wishes to modify an existing scheme, 2021/0572/P. The roof is leaking because of an incorrectly detailed upstand which is being overwhelmed by water from surrounding roofs and leaking. The applicant wishes to correct this with a taller upstand, whose timber kerb will be separated from the stonework with an impermeable liner and which will be flashed over the coping stone in either steel or lead. A consented downpipe and hopper will be omitted.

The proposed works will not harm neighbouring amenity.

The site's planning history has been taken into account in making this decision. Special regard has been attached to the desirability of preserving the character and appearance of the area and special interest of the listed building, under s.66 and 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021. In dealing with the application, the Council has sought to work with the applicant in a positive and creative way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

- 2 You are advised that this decision relates only to the changes highlighted on the plans set out in the description and on the application form and shall only be read in the context of the substantive permission granted under reference number 2021/0572/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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