

Application ref: 2023/3171/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Email: Nick.Baxter@camden.gov.uk  
Date: 24 May 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

MEB Design Ltd  
30 St John's Lane  
London  
EC1M 4NB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**St Johns Church  
Downshire Hill  
London  
Camden  
NW3 1NU**

Proposal:

Installation of an audiovisual system.

Drawing Nos: Site plan, location plan, 2132MEBXXXXDRA501A (screen mechanism), design, access & conservation statement, 2132MEBXXXXDRA301B (section), 2132MEBXXXXDRA500B (mechanism section), 2132MEBXXXXDRA300D (section), 2132MEBXXXXDRA200F (plan), 2132MEBXXXXDRA201B (plan)

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 screen retraction system shall be kept in full working order and if the retraction system breaks down the whole screen and its box shall be immediately removed until it has been repaired.

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

- 3 To allow appreciation of the interior of the church by the congregation, the projection screen must be opened only after the beginning of church services and must be retracted before their close. At all other times, the screen must be retracted.

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

- 4 Before the relevant part of the work is begun, detailed drawings shall be submitted to and approved in writing by the local planning authority:

a) Details of wiring of the motorised projection screen.

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 fabric and appearance of the premises in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 5 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.

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

Site plan, location plan, 2132MEBXXXDRA501A (screen mechanism), design, access & conservation statement, 2132MEBXXXDRA301B (section), 2132MEBXXXDRA500B (mechanism section), 2132MEBXXXDRA300D (section), 2132MEBXXXDRA200F (plan), 2132MEBXXXDRA201B (plan)

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-I-listed church of 1823 making a positive contribution to the Hampstead Conservation Area.

The applicant wishes to install a retractable projector screen in a box lying atop the entablature above the altar table. It will be served by a long-throw projector mounted on the mixing desk on the gallery.

Alternative projection positions have been investigated but discounted. The less-than-substantial harm caused to the composition of the altar end wall is considered to be met by the modest public benefit of removing the need for the temporary projection screen currently erected in front of the altar table.

Conditions will be set that the screen must only be extended after the start of services, allowing the congregation to experience the interior, and retracted before the end, and the mechanism must be kept in full working order or immediately removed.

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

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the secretary of state. The site's planning history has been taken into account in making this decision.

Particular 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.

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', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer