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HRH The Duke of Gloucester KG,

Ref: PP-13183468

22 August 2024

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

Submitted via the Planning Portal

Reference: PP-13183468 | Full planning & listed building consent.

Dear Sir/Madam,

I write in regard to planning application **PP-13183468** which was submitted to London Borough of Camden via the Planning Portal on Thursday 23rd August 2024. The application submitted on behalf of Diocese of London, Church of St. George Parish Church Council (PCC) for **full planning & listed building consent** for

Removal of two panels of railings, and the installation of two new gates on the south portico of the Church of St. George, Bloomsbury Way, London, WC1A 2SA.

Submission Materials

The application comprises of the following materials:

Documents

- Planning and Heritage Statement
- Design and Access Statement

Drawings

- Drawing 01 Existing South Elevation
- Drawing 02 South Elevation with Proposed New Gate
- Drawing 03 South Elevation with Proposed New Gates, Detailed View
- Drawing 04 South Elevation New Gate Detail
- Site boundary and Location Plan (created via Planning Portal)

A planning application fee of £363.00 (including £70.00 service charge) was paid via the Planning Portal.

Application Overview

The proposal is the culmination of a major restoration project funded by the World Monuments Fund in 2002. WMF is supporting work to design, fabricate and install two gates for the south portico. Designs are an exact match in form, mass, and appearance to the existing gate. The aim is simultaneously to solve the issues of security, anti-social behaviour, and access requirements.

Policy

The proposal has been assessed against the requirements of CLP Policy D2 and the NPPF in terms of its potential impact on the heritage value of the listed building and conservation area.

The modest scale of the proposal has minimal impact visually on the wider conservation area; its character and appearance are arguably enhanced by the rationalisation of the gate and railing treatment. In terms of the listed building, the removal of the temporary measures installed to address anti-social behaviour and replacement with gates matching the existing central gate will create visual harmony that enhances the significance of this important designated heritage asset.

The new fixings are resin, which is a less invasive method and meets contemporary conservation standards. If there is any harm to significance as a result, it is clearly less than substantial and outweighed by the public benefit of improved access to this important community asset and to its visual appearance. Overall, the proposal accords with CLP Policy D2 paras. d, e and j, and meets the related tests in NPPF paras. 205 and 208 in particular.

The potential impacts of the proposal have been assessed in-line with Historic England Advice Note 12, 2019. The results are outlined in the 'Assessment of Significance'.

Heritage

The proposal draws on a 20th century photograph, reinstating gates in the same location as they were previously. These additional two entrance points will increase access, especially for those who require the handrail to ascend the steps. The new gates will remove the need for traversing across the narrow top tread to enter the church.

There is minor impact on the historic fabric, caused by fixing the gates to the columns. There is positive visual impact as the proposal replaces temporary measures installed to address anti-social behaviour, and mirrors the form, mass, and design of an existing gate, creating visual harmony to the main entrance. In these terms, the proposal is in line with NPPF para. 208 and para. 203 (b). Overall, the positive impact of the new gates is beneficial to the Church of St. George and should raise no concerns.

I trust the information provided is sufficient to enable you to determine the planning application. However, if you require further information, please do not hesitate to contact me.

Yours sincerely,



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