

Delegated Report		Analysis sheet	Expiry Date:	24/12/2013
		N/A / attached	Consultation Expiry Date:	22/11/13 (EH consultation received before this)
Officer			Application Number(s)	
Alan Wito			2013/6949/P	
Application Address			Drawing Numbers	
St. Giles in the Fields Church St. Giles High Street London WC2H 8LG			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details of highway works (condition 2); and programme of archaeological investigation (condition 4) in relation to planning permission dated 19/09/2013 (ref. 2013/2736/P) for hard and soft landscaping and works to boundary wall to churchyard (Class D1).				
Recommendation(s):	Approve			
Application Type:	Councils Own Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	<p>English Heritage (GLAAS) was consulted on condition 4 and responded advising that it accords with relevant standards and guidance and is in compliance with the condition.</p> <p>It was requested also that the archaeological practice carrying out the works should communicate the start date to the GLAAS. An informative has been attached advising the applicant of this.</p>					

Site Description

St Giles in the Fields is a grade I listed church dating from 1731-33 by Henry Flitcroft. It sits within its own grounds which are bounded by railings (including the separately grade II listed Lych Gate on the western side. Also within the grounds is the grade II listed Vestry Rooms to the south of the Church. The entire site lies within Denmark Street Conservation Area and an Archaeological Priority Area.

The north of the grounds is bounded by St Giles High Street whilst Flitcroft Street runs to the west. At the southern of the ground access is via St Giles Passage.

The playground and gardens to the south and east of the church are designated as Public Open Space.

Relevant History

Planning permission was granted on 19/9/13 for hard and soft landscaping and works to boundary wall to churchyard (ref: 2013/2736/P).

Relevant policies

LDF Core Strategy and Development Policies

CS5 - Managing the impact of growth and development
CS11 - Promoting sustainable and efficient travel
CS14 - Promoting high quality places and conserving our heritage

DP16 - Transport implications of development
DP21 - Development connecting to highway network
DP25 - Conserving Camden's heritage

Assessment

Condition 2 required:

“No part of the development hereby approved shall be commenced until the Council has confirmed in writing that highways works for the removal of the crossover and re-paving on St Giles High Street adjacent to the removed gate has been secured or that arrangements have been made to have it secured.”

A document has been submitted confirming that the funds have been put in place by the applicant for the Council's Highways department to remove the crossover and repave the area affected (these funds will also be available in the next financial year).

Condition 4 required:

“No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority. No development shall take place other than in accordance with the Written Scheme of Investigation.”

This condition was requested by English Heritage and they have been consulted on this application. No objection was raised by English Heritage so therefore the requirements are considered satisfactory to meet the requirements of the condition.

The submitted details meet the requirements of the condition and therefore it is recommended that the application is approved.