

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	01/07/2010
		N/A / attached	<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>	
Antonia Powell			2010/2404/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Highgate Road Chapel Highgate Road London NW5 1BS			Refer to decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Submission of details pursuant to condition 3b (requesting samples of yellow stock brickwork) of planning application reference 2005/0888/P for redevelopment of existing chapel, Sunday school and nursery hall including partial demolition to Sunday school building to provide new church and nursery accommodation with 14 residential units within the chapel, granted on 23/06/2006.				
<b>Recommendation(s):</b>		To Approve Details		
<b>Application Type:</b>		Approval of Details		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
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>The Chetwynd Road and Twisden Road Residents Association wrote with the following:</p> <ul style="list-style-type: none"> <li>• A recap of the site's planning history</li> <li>• Highlighting that they were unable to access the electronic planning consultation page. Comments were sent via email instead.</li> <li>• Attaching two photographs of boundary wall currently under construction</li> <li>• Attaching an additional photograph of the historic wall prior to the current works and stating "While we appreciate this application is solely for the approval of materials, as there was no alteration to this solid wall, 2005/0888/P drwg. No. 630-055, we expect this wall to be a reinstatement to original height and stepped configuration. We note that 2010/0123/P which proposed changes has not been determined, and we believed was withdrawn.</li> <li>• Concerns that the location plan shows no detail of the public footpath nor the boundary to Grove End and it is therefore ambiguous. Further concern about earthworks which have been carried out to lower part of the ground of the chapel frontage. They state the location plan should therefore not be approved, by default, as part of this application.</li> </ul> <p>Response: Condition 4 2005/0888/P granted 23/06/2006 states "No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas, have been submitted to and approved by the Council. Such details shall include details of any proposed earth works including grading, mounding and other changes in ground levels and details of proposed surface water run-off.</p> <p>The location plan outlines the owners property and is for location reference only.</p>					

## Site Description

Highgate Baptist Church built in 1877 stands on the highly prominent corner of Highgate Road and Chetwynd Road. The Church is built in Kentish Ragstone in the characterful Victorian Gothic style. The unlisted Church is within the Dartmouth Park Conservation Area. It is marked as a positive contributor in the CA Appraisal dated 2009.

## Relevant History

**2005/0888/P** – PP granted subject to a S106 legal agreement on 23.6.06 for the redevelopment of existing chapel, Sunday School and nursery hall including partial demolition to Sunday School building to provide new church and nursery accommodation with 14 residential flats within the chapel.

It is important to note that the ownership of the application site has changed since planning permission 2005/0888/P. The site has been sold and is currently owned by two separate parties. The applicants for the purposes of this application own Grove End Lodge and the Highgate Road Chapel.

**2008/3111/P** – PP Granted for amendments to south eastern rear elevation as a variation of planning permission dated 23rd June 2006 (ref. 2005/0888/P) (for the redevelopment of existing chapel; Sunday School and nursery hall including partial demolition to Sunday School building to provide new church and nursery accommodation with 14 residential units within the chapel).

**2009/3320/P** - Amendment to previously approved application 2005/0888/P (granted 23/06/2006). In relation to external alterations including reinstatement of tracery details, alterations to glazed porch, glazed windows and timber doors and widening of balcony facing Manse building. GRANTED 19/10/2009

**2009/3134/P** - granted (17/08/2009) part discharge condition 3b: reconstituted stone, aluminium louvres, window frames to Chetwynd Road

**2009/4192/P** – granted (14/10/2009) part discharge condition 3b; spandrel panel, double glazed structural glass, Trespa cladding system.

**2009/4832/P** – granted (07/12/2009) part discharge condition 3b; commemorative stone protection, condition 3e roof vents and condition 14 ventilation.

## Relevant policies

### Replacement Unitary Development Plan 2006 Policy B3

#### LDF Core Strategy and Development Policies

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

## Assessment

The submitted brick sample is a Danehill Yellow Facings brick. This brick corresponds with the approved brick for the adjacent length of boundary wall which fronts the former Highgate Baptist Chapel Sunday School fronting Chetwynd Road.

The historic wall fronting Highgate Road and returning along Chetwynd Road as far as the Sunday School was demolished during the current works. The design of the replacement boundary is still to be resolved. The final boundary scheme will need to be submitted to the LPA for formal approval under the requirements of Planning Permission ref 2005/0888/P dated 23/06/2006.

The sample Danehill Yellow Facings brick is considered acceptable for the wall and it is therefore recommended for approval.

### **Disclaimer**

*This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613*