

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/06/2010	
		N/A		<b>Consultation Expiry Date:</b>		31/05/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Jennifer Walsh				2010/1992/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Highgate Road Baptist Church Highgate Road London NW5 1BS				Refer to draft 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>							
Details of retention of commemorative stone and granite setts pursuant to Condition 3(c) of permission dated 23/06/2006 (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.							
<b>Recommendation:</b>		Approve details					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed from 10/05/10 to 31/05/10.					
<b>CAAC/Local groups comments:</b>		<b>Chetwynd Road and Twisden Roads Residents' Association</b> Happy with the proposed protection of the commemorative stone. The relaying of the granite setts is also supported providing the layout is confirmed.					
<b>Site Description</b>							
The application site comprises the Highgate Road Chapel located close to the junction of Chetwynd Road and Highgate Road. The Chapel is currently under renovation to be converted from Class D1 (place of worship) to Class C3 (residential). Planning permission was granted for this in June 2006 as part of a larger scheme which included the Sunday school and nursery. The site is located within the Dartmouth Conservation Area. It is not a listed building; however it has been identified as making a positive contribution to the Dartmouth Park Conservation Area.							

## 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 the above planning permission was granted. The site was divided and sold and is now owned by two separate parties. The owner of each site has had to address the relevant conditions in relation to their property. The applicants for the purposes of this application own Grove End Lodge and the Highgate Road Chapel.

**2008/3111/P** - PP granted 17/10/08 for amendments to south-eastern rear elevation as a variation of planning permission dated 23/06/06 (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** - PP granted 19/10/09 for amendments for external alterations including reinstatement of tracery details, alterations to glazed porch, glazed windows and timber doors and widening of balcony facing Manse building as a variation of planning permission dated 23/06/06 (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.

**2009/4832/P**: Details pursuant to Conditions 3(c) (Commemorative Stone Protection), Condition 3(e) (Roof Vents) and Condition 14 (Ventilation) of planning permission ref 2005/0888/P, dated 23/06/2006 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 was part granted, part refused on 07/12/09.

The details of the roof vent and the ventilation were approved, but there was considered to be inadequate details of the retention of the granite setts to permit discharge of condition 3 (c).

**2010/0117/P**: Variation of Condition 3(d) (rooflights) of planning permission dated 23/06/06 (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 granted on 23/02/10.

## Relevant policies

### London Borough of Camden Unitary Development Plan 2006

B1 – General design principles  
B3 – Alterations and extensions  
B7 - Conservation area

### Camden Planning Guidance 2006

### Dartmouth Park Conservation Area Statement

### 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.*

CS14 - Promoting high quality places and conserving our heritage.  
DP24 - Securing high quality design.  
DP25 – Conserving Camden's heritage.

## Assessment

Planning permission was granted in 2006 for works to allow conversion of Highgate Road Baptist Road Chapel, along with the Sunday school and nursery hall to residential accommodation. The site has since been subdivided and is now under separate ownership. This application relates to condition 3(C) in so far as it relates to the Chapel. The works are already at an advanced stage.

### **Condition 3C of the planning permission states that :**

Details for the retention of commemorative stones on the Chetwynd Road facade and the granite gutter setts on the private access road. Details submitted should include but not be limited to fully annotated plans, sections and elevations to a scale of 1:20.

The intention of the condition was to ensure that the commemorative stone and the granite setts were retained on site. It is not entirely clear the details that the condition envisaged to be submitted in respect of the commemorative stone on the Chetwynd Road elevation since this is to be retained in situ. Possibly at an early stage it was considered that this might need to be removed during construction or possibly relocated. The applicant has submitted a photo and a sketch plan to show a timber frame box with a ply cover which has been constructed over the Commemorative Stone. Sub level timber posts provide lateral foot support and therefore no fixings are attached to the building itself. The measures as shown in the sketch are considered acceptable and demonstrate that the stone is to be retained in situ and protected from damage during construction. In terms of the granite setts these have already been removed by hand. The applicant has submitted a method statement detailing how they will be cleaned and stored and confirming that they will be re-laid on site. At this stage there are no fully detail showing where they are to be positioned and such level of detail will come forward in the landscaping scheme required by condition 4. The applicant has adequately demonstrated that the setts are to be retained; they should be reminded by way of informative that details submitted in respect of condition 4 should indicate the location of the re-laid granite setts.

### **Recommendation:** Discharge Condition 3c

An information will be added to the decision notice to state that the following conditions are still outstanding: Condition 3 (a) (railings), part of 4 (landscaping), 10 (tree protection) and 11 (internal lighting) of planning permission granted on 23 June 2006 (2005/0888/P) still require details to be submitted to and approved in writing by the local planning authority.

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