

Delegated Report		Analysis sheet		Expiry Date:		25/03/2008	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Ellen Barnes				2008/0629/L			
Application Address				Drawing Numbers			
St Stephens Church Pond Street/Rosslyn Hill London NW3 2PP				See draft decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of masonry for stone for lightwells and new window cills pursuant to condition 3 of listed building consents dated 31/05/07 (2007/1583/L) and 13/09/2002 (LEX0000086/R1) (for repair and alterations of the property for school and community uses; including subdivision and extension of the crypt area to form classrooms and ancillary facilities, insertion of windows and a door into the crypt and the formation of a new pedestrian and a new vehicular access).							
Recommendation(s):		Grant listed building consent for approval of details.					
Application Type:		Approval of Details (Listed Building)					
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:		No response from site notice.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

This grade II listed church dates from c. 1869-71 and is by SS Teulon. The building is constructed of purple Luton bricks in a modified Early French Gothic style with stone dressings, bands and sculptures. The church has a 6 bay aisled nave with clerestory, transepts and apsidal polygonal sanctuary. The tall crossing tower has a pyramidal roof and attached stair turret with a conical roof on the south-east angle. The gabled west front has a portico of 3 arcaded arches on clustered columns flanked by large stepped buttresses attached to the church by flying buttresses.

Internally the polychromatic brickwork banding, brick vaulting and arches and nave arcading, remain in good condition, the original woodwork, organ and pulpit have been removed.

Relevant History

Planning permission PEX 0000085/R1 and listed building consent LEX 0000086/R1, were granted on 13/09/2002 for the repair and alteration of the building for school and community use, including the underpinning of the church to provide rooms at crypt level.

Planning permission 2007/1581 and listed building consent 2007/1583 were granted on 31/05/2007 for alterations to the approved scheme including the proposed use of reconstituted stone for the lightwells.

Relevant policies

B6 and B7

Assessment

On the advice of English Heritage, a condition was added to the listed building consent 2007/1583, that the cills to the new windows at undercroft level shall be of natural Portland stone, and a petrographic report shall be submitted to the Council as local planning authority as evidence of the provenance of the stone used for these elements.

The Architects have advised me that they now propose to revert back to the original proposal to use real stone for all the new light well facings, rather than the reconstituted stone as was granted consent in 2007/1583. The sample of Portland stone submitted is therefore for the new cills to the new windows at undercroft level and for the new light well facings.

The sample submitted is a Portland stone from the Coombefield Quarry, the bed is Whitbed.

The petrographic report provides details on its source and characteristics.

Portland stone was considered to be appropriate for the cills and light well facings on this building when the original consent was granted and this sample is considered to be acceptable in terms of source, colour, texture and physical characteristics.

This sample of Coombefield, whitbed Portland stone meets with the requirements of policies B6 and B7. I recommend that this application for approval of details is approved.

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