

6 January 2015

Michelle O'Doherty
East Area Team, Development Management
Regeneration and Planning
Camden Town Hall
5 Pancras Square
London N1C 4AG

Dear Michelle O'Doherty

2014/6947/L, Christ Apostolic Church, Highgate Road, NW5
Internal works asbestos removal. External works installation of flue and 2x vents to front elevation.

Further to our telephone conversation, I wish to **object most strongly** to the insertion of an external flue and vents as shown, as these works although minor in scope, would negatively affect the appearance of this listed Church. Similarly, I object to any interior changes that would alter the quality of the original.

The applicant, by omitting to show the commemorative stone set into the façade, and by his proposal shows little respect for a listed building. The use of 'good materials' is no substitute for a thoughtful design approach. Well-designed internal services changes do not have to result in detaching prominent elevations.

It is important to be reminded that this building not only sits in a line of listed neighbouring buildings, but that these in turn are the gateway to the historic ancient route (Highgate Road and its continuation Highgate West Hill) out of London to the North. This route is lined with very many listed buildings.

I have tried unsuccessfully to contact Catherine Bond, who is listed as initially involved with negotiations to repair works to the Church. These were agreed on a 'like-for-like' basis. Has there been ongoing inspection by the Council? The applicant, Ridge, a Property and Construction Consultancy, whatever broad their business operations may be, does not appear to have the in-house conservation design expertise to instil confidence in quality repairs.

In recent years the Church and grounds have been significantly neglected, despite the premises currently being actively used by a church congregation. Could officers please establish who is responsible for the upkeep and use of the grounds/curtilage, ie whether the Diocese of London or the current tenant/leaseholder, or whether these roles are split between Church building and the curtilage. Perhaps there is some ambiguity in the lease arrangements that has led to the neglect. The grounds are left unkempt, with planting untended. The open areas are increasingly used as a car compound in what appears to be a commercial operation as opposed to merely used by the Church congregation. This land use seriously affects the setting of the Church. Additionally, the introduction of the Church notice board fixed into the ground and electrically connected with overhead illumination (ie classified a 'fixture' as opposed to 'free standing') is highly discordant with the listed building. The sign replaced an attractive original notice board. It would be helpful if you, and/or your colleagues in the Enforcement Team, could check if the use of the grounds of a listed building as a commercial car park operation, and this prominent notice board are authorized. In any event, there is a clear need for design guidance from the Council.

Yours sincerely


Nori Howard
64 Twisden Road
London NW5 1DN