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Application Ref: **2015/1001/P**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

16 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Christ Church
Hampstead Square
London
NW3 1AB**

Proposal:

Replacement of asphalt roof covering to west porch with terne-coated stainless steel and south porch with single ply membrane, replacement of polycarbonate and mesh stained glass window protection to east and south elevations with powder-coated stainless steel grilles, and installation of two black-finished steel access ladders at roof level, plus associated repair work.

Drawing Nos: Site location plan; 537A SU02 B; SU03 A; SU04 A; SU05 A; SU06 A; D02 D; D03 A; D04 A; D05 A; D06 A; schedule of works (revision B, dated 11/03/2015).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; 537A SU02 B; SU03 A; SU04 A; SU05 A; SU06 A; D02 D; D03 A; D04 A; D05 A; D06 A; schedule of works (revision B, dated 11/03/2015).

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

Minor alterations to the exterior of the church are proposed, as part of a wider programme of comprehensive repairs and maintenance to the building's fabric.

The proposed replacement roofing materials to the west and south porches are considered appropriate to these small and relatively concealed parts of the building, and will preserve the building's appearance and character. The proposed access ladders to the main roof will not be readily visible due to their position, and will be finished in a dark colour to ensure that any visual impact is minimised. The replacement of the existing polycarbonate and metal grille stained glass window protection panels with bespoke glass covers supported within a minimal metal frame will improve the building's appearance. The proposals are therefore considered to preserve the building's appearance and to preserve and enhance the character and appearance of the wider Hampstead Conservation Area.

Due to its location, the proposal will not harm the amenity of any adjoining residential occupiers.

The site's planning history was taken into account when coming to this decision. No comments were received as a result of public consultation.

Special regard has been given to the desirability of preserving the listed building, under s.66 of the Listed Buildings and Conservation Areas Act 1990, and special

attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990, both as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 and of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66, and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment

