

Mr. Anthony Richardson
ARP Architects
31 Oval Road
London
NW1 7EA

Application Ref: **2015/7180/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

9 February 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
St Stephens Church
Pond Street
London
NW3 2PP

Proposal:

To re-slate the south pitch of nave roof and repair associated carpentry.

Drawing Nos: Heritage statement and condition report, site plan, roof plan, nave ridge, nave eaves, south elevation

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original



work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The site is a grade-I-listed church of 1869 by Teulon. Owing to deterioration in the roof covering on the weather side and water ingress, the applicant wishes to reslate the southern slope of the nave roof. The existing slate is a small, black, French variety, while the replacement is a larger Welsh type. However, the slates are to be lapped in such a way that the vertical proportion remains the same, with only a minor difference in width visible. The scale of the roof means that this small difference in proportion will have a negligible effect on the overall appearance of the building. The difference in colour is not considered to harm the special interest of the building and will fade after a few years.

The work has been advertised by site notice and press notice with no responses, and Historic England has been consulted, resulting in authorisation to consent.

The site's planning history has been taken into account in making this decision.

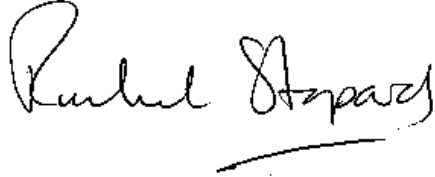
Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies CS5 and CS14 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.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment