

Address: ALL SOULS CHURCH, 152 LOUDOUN ROAD LONDON NW8		1
Application Number:	PWX0202923R2 Officer: Charles Thuaire	
Ward:	Swiss Cottage Case File: J6/4/B	
Date Received: 13/11/2002; R2- 9.1.04		
<p> Proposal: Change of use of part of church building to 8 residential units plus the retention of part of the nave and apse for continued use for social and community purposes (Class D1), and associated works of conversion and elevational alterations, and the redevelopment of the church hall site for a new 4 storey building comprising 8 residential units with 2 courtyards and 2 roof terraces. </p> <p> Drawing Numbers: 7831/030J, 031I, 032G, 033H, 034, 035F, 036F, 037F, 038E, 039E, 040D, 042E HD1, 7831/29E, 100A, 101A, 102A, 103, 104A, 110, 111, 120, 121A, 122A </p>		
RECOMMENDATION SUMMARY: Granted Subject to a Section 106 Legal Agreement		
Related Application Date of Application: 13/11/2002; R2- 9.1.04		2
Application Number:	LWX0202924R2 Case File:	
Proposal: Internal and external works of conversion and alterations in association with change of use of part of church building to 8 residential units plus the retention of part of the nave and apse for continued use for social and community purposes (Class D1), and demolition of the church hall and its replacement by a new 4 storey building comprising 8 residential units with 2 courtyards and 2 roof terraces. as shown on drawing numbers – as above		
RECOMMENDATION SUMMARY: Granted		
Applicant: Heritage Restorations (Lon Ltd)		Agent: C.Moran
C/o Agent	100 Temple Chambers Temple Avenue London EC4Y OHP	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing		<i>D1 Non-Residential Institution</i>	<i>950m²</i>
Proposed		<i>D1 Non-Residential Institution</i> <i>C3 Dwelling House</i>	<i>238m²</i> <i>1129m²</i>

Residential Use Details:										
	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Proposed	<i>Flat/Maisonette</i>		14	2						

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	0
Proposed	0	0

OFFICERS' REPORT

These applications are being reported to the Sub-Committee because of the previous history of schemes for this site, because it concerns the restoration of a listed building at risk but otherwise fails to comply with some UDP policies, and because permission is recommended subject to a S.106 legal agreement.

1. SITE

- 1.1 The site contains a large brick-built Victorian church with an adjoining part two and part single storey church hall located on the corner of Alexandra Road and Loudoun Road. Both buildings are listed Grade II, although only the church itself is specifically referred to in the listing description. The building was constructed in 1864-65 to the designs of Wadmore and Baker, and was much altered in 1905 when the south aisle adjoining the church hall was raised in height, a new west tower added on the front, as well as 2 porches on either side, and a central fleche tower above the chancel.
- 1.2 The church is single storey, is constructed in brick with simple stone tracery windows and has a steeply pitched slate covered roof with pantiles to the tower. The plan is liturgically-orientated running on a west-east axis. The interior comprises of a five bay nave and an apsidal chancel with an arcade separating aisles to the north and south. The interior has lost some associated architectural fixtures such as the altar, altar rails and font but retains its marble pulpit and timber pews. The interior is characterised by an arcade of pointed arches in polychromatic brickwork with ornate carved stone capitals. The arcade runs to an imposing chancel arch and then to the chancel/apse which is decorated with marble and mosaic floor tiles, encaustic tiles to the apse walls and paintings to the ceiling. The original stained glass windows to the apse have been unlawfully removed but are currently in safe storage. Stained glass windows depicting aspects of Christian teachings are still in situ to the north and south facing aisles.
- 1.3 The church hall lying to the south of the church is a modest brick building with a sloping slate covered roof supported by king post trusses. The hall was built originally in 1915 as a double height single storey structure but had a mezzanine floor inserted in 1950, and has at its rear a suite of ancillary meeting rooms, toilets and kitchen.
- 1.4 The church was designated redundant in 1988 and is currently vacant. Since 1988 the building has been used on a temporary basis by religious groups, but has had extended periods of vacancy during which it has been occupied and damaged by squatters. The building is included in the English Heritage Buildings at Risk Register for Greater London, in which it is described as 'poor' and 'vacant'. Within the last month, the owners have carried out urgent works of repair to make the building secure and weathertight, to prevent future problems of damage by water ingress and squatters.
- 1.5 The building has a fairly small amount of open space around it and is enclosed by a dwarf brick wall. There are a number of trees to the Alexandra Road frontage and a small open garden behind a privet hedge in front of the church hall on the Loudoun Road frontage. The site adjoins a single storey car repair

garage building at 150 Loudoun Road, and a four storey residential building divided into bedsits at 19 Alexandra Road. The former site is subject to a current planning application for redevelopment to provide a new 4 storey block of 5 town houses. The area is characterised by a variety of building types, forms and architectural styles. The site is not within a conservation area, but the opposite side of Loudoun Road lies within the Alexandra Road Conservation Area, which comprises purpose-built blocks of flats erected in the 1970's.

2. THE PROPOSAL

Original (duplicate to scheme refused on 1.5.03)

- 2.1 Conversion of the church building to 13 self-contained flats and refurbishment of the church hall for community use (Class D1). Each nave bay would be used to create a separate flat with new mezzanine floor (totalling 10 units), and a newly inserted upper floor to contain 3 additional flats; the apse and chancel is used as an entrance lobby accessed from Alexandra Road, and a spiral staircase inserted to gain access to upper floors; new rooflights would be inserted on north and south sides of the nave. Mix would be 9x1 bed, 2x2 bed, 2x3 bed units, totalling 13; D1 space would be approx 260m².

Revision 1 (Oct 03)

- 2.2 Conversion of the church building to 10 self-contained flats plus D1 space in the eastern end, and conversion of the church hall to 2 additional large maisonettes. The same principles in terms of conversion of the nave bays are used as the previous scheme, but the entrance is now from Loudoun Road and the number of units reduced; the D1 use is now accommodated within the apse, chancel and half a nave bay, with separate access from Alexandra Road. Mix would be 4x1 bed, 7x2 bed, 1x3 bed units, totalling 12; D1 space would be approx 89m².

Revision 2 (Jan 04)

- 2.3 Conversion of the church building to 8 self-contained flats plus D1 space in the eastern end, and redevelopment of the church hall site to build a 4 storey block of 8 flats. The same principles of conversion are applied as above but the number of units reduced further, and thus the number of rooflights is reduced also; the D1 use is accommodated within the apse, chancel, vestry and 2 full nave/aisle bays, and has ancillary toilet/kitchen facilities provided- no end user has been specified yet for this space. The new block is designed as 2 L-shapes arranged around 2 internal courtyards and has 2 roof terraces; it has a simple modern design with flat roofs and large full height windows, and aligns with both the existing church hall front façade and also the proposed building lines of the redevelopment scheme on the adjoining garage site. New external cycle and refuse storage facilities are shown for both residential and D1 uses, plus retention of 4 trees and removal of 4 trees on the Alexandra Road frontage as before. Mix would be 14x1 bed, 2x2 bed units, totalling 16; D1 space would be approx 238m².

3. RELEVANT HISTORY

- 3.1 The building was constructed 1864-65 with additions in 1905, and was used as a church until it was designated redundant in 1988. The building (not including the church hall) was listed Grade II on 23/9/86. The building was then used by various religious groups with extended periods when the building was empty or occupied by squatters. Since the mid 1980's the building has suffered from a lack of regular maintenance and extensive damage and theft, so that the current state of the building is poor and it is included in English Heritage's *Register of Buildings at Risk in Greater London*. It has been on the Register since the mid 1990's.
- 3.2 The Council was first notified of the proposed redundancy of the church by letter dated 23/6/86, and the Council responded on 24/7/86 by a letter which stated that the building was of architectural interest, that the loss of a social/community facility would be likely to be resisted, and that steps to improve security were imperative to prevent damage by vandals and the elements.
- 3.3 Planning permission was granted on 5/3/87 for the change of use of the church hall to a day care centre for people with mental handicaps, but a report dated July 1987 states that the Church Authorities had decided to dispose of the church and church hall together, and so the scheme for use of the church hall alone was no longer viable.
- 3.4 The Council received a further notification of the proposed redundancy of the church by letter dated 2/7/87. The Council responded by a letter dated 24/9/87, which stated that the building is of architectural interest and is now listed, and that the loss of a social/community facility would be likely to be resisted, and therefore the Council would wish to see the redundancy withheld until an appropriate user is found.
- 3.5 The Church Commissioners again notified the Council by letter dated 8/4/88 of the proposed redundancy of the church. The matter was then reported to Development Control Sub-Committee: the Council's response of 7/6/88 was that the building has considerable architectural importance (particularly the interior) and an important social value as a community facility. Consequently, the Council encouraged the use of the building by an alternative religious group as a place of worship, and the retention of the building as one of architectural and townscape value. The Council also stated that any conversion works should respect the external design and interior space of the building. The Church Commissioners confirmed on 8/6/88 that the church had been formally declared redundant. The Church Authorities then agreed to lease the church to another Orthodox Church user, and between June 1988 and January 1991 the church was occupied by the Liberal Jewish Synagogue, for religious services and social gatherings.
- 3.6 During 1992 the building was squatted and occupied temporarily by the Kilburn Night Shelter homeless persons project. An informal proposal was made on 18/1/93 for the use of the church and church hall, parts of which are stated as having been damaged by vandals and squatters, as a wedding emporium. The Council's response on 23/2/93 was that the proposal was contrary to social/community facilities policy, and that traffic generation and

listed building matters were also of concern. The building was squatted again resulting in further damage to the building. The Grace Chapel occupied the church in December 1993, and their occupation continued until the end of 1999. Since then, the building has been occupied by squatters and this has resulted in further damage to the building and significant noise and social nuisance for local residents and businesses.

- 3.7 Discussions between the Church Commissioners, Council officers and English Heritage officers commenced on 8/10/98 in respect of the potential residential conversion of the building. The cost of repairs was estimated by the Church Commissioners at £500,000 - £600,000, and they claimed to be unable to find a potential occupier with sufficient funds available to complete these repairs. Instead, they proposed to convert the building to 7 residential units with a community use in the church hall. Whilst this would require the internal subdivision of the church, the Church Commissioners argued that the value of the interior had been greatly reduced by vandalism. The Council expressed concern over the internal subdivision and requested information on the marketing of the building and a survey that set out the cost of repairs of the building.
- 3.8 A detailed report on the marketing history of the building was submitted on 23/11/98. This report stated that the building had been actively marketed from April 1990 to March 1991 by advertisements in national and local property press, and although this resulted in over 20 viewings of the building there were only 2 offers, one of which was withdrawn through lack of funds and one of which was withdrawn for unknown reasons. Between March 1992 and April 1993 over 30 viewings were undertaken, and one offer was made (for the wedding emporium mentioned in para 3.6) but this was withdrawn through difficulties in obtaining planning permission. Following the eviction of squatters in June 1993, the building was marketed again for the rest of 1993 with 6 viewings and no offers. Since then the Church Commissioners negotiated a longer lease with the Grace Chapel, but they did not consider that an acceptable offer had been made that demonstrated that Grace Chapel had sufficient funds for repairs.
- 3.9 The Church Commissioners submitted planning and listed building applications on 7/2/00 for the residential conversion of the church to 7 units and the refurbishment of the church hall as a community facility. An agreed view was reached by English Heritage and Council Officers that, although it would be preferable to retain the church as a single space, in view of the deteriorating condition of the church and the lack of any convincing alternative proposals, the principle of a residential conversion was acceptable, provided it would retain the apse and a substantial portion of the nave as a full height space. The proposed subdivision of the whole church into 7 units did not meet those parameters, and was considered to be unacceptable. By November 2000 the Church Authorities had sold the building to the current applicants and withdrawn their applications.
- 3.10 The developer (who has converted other redundant but unlisted churches) submitted in February 2001 applications for conversion of the church and hall to 14 self-contained flats and Class D1 use. The scheme involved insertion of 3 new floors within the church and vertical subdivisions, a lowered floor and new lift, plus numerous dormer windows and rooflights, in order to facilitate the

conversion of the church to 12 new flats (10 x 1 bed, 1 x 2 bed, 1 x 3 bed); use of the apse, chancel and one nave bay to provide Class D1 community space (with the intention to make this space available for use by a creche facility), with separate access from Alexandra Road; and conversion of the church hall to 2 flats (2 x 2 bed, 1 x 3 bed) with a separate entrance.

- 3.11 Planning permission and listed building consent were refused on 11th October 2001, for reasons of an over-subdivision of the building leading to unacceptable loss of historic fabric and plan form of the church, inappropriate design details of the conversion; inadequate access to daylight for 2 flats (in the church adjoining the hall); loss of social/community use within Class D1; excessive number and inappropriate mix of residential units; insufficient quality of landscaping; and no off-street parking.
- 3.12 Following this refusal, the same owner submitted new duplicate applications, using different architects, for a substantially different scheme in an attempt to take account of the Council's concerns, for 13 self-contained flats in the church itself and a Class D1 community use in the church hall. This time only 2 new floors would be inserted within the church and the existing floor retained (with an overlay); the 1st floor would be in the form a partial mezzanine in order to retain the full height spaces within the side aisles and to retain uninterrupted views of the nave arches within each flat unit. No floorplates would thus be visible through the windows. Rooflights instead of dormers would be inserted to allow light to all the flats, and existing window openings would be retained. The apse and chancel would be retained as an entrance lobby for all the flats, which would be now accessed from Alexandra Road, and a large spiral staircase inserted within the chancel. The church hall would be refurbished and retained for D1 use. The application was accompanied by extensive viability appraisals for this scheme and 6 other alternatives for the use of this site, which concluded that their proposal was the only viable option which secured the longterm future of the church and yet was also appropriate in listed building terms.
- 3.13 Planning permission and listed building consent were refused on 1st May 2003, for 4 reasons (3 of which are almost identical to those of the previous scheme) relating to an over-subdivision of the building leading to unacceptable loss of historic fabric and plan form of the church, inappropriate design details of the conversion; loss of social/community use within Class D1; excessive number and inappropriate mix of residential units; and no on-street cycle storage.
- 3.14 Appeals were submitted against these decisions and these were to be heard at a Public Inquiry scheduled for March 2004; however this has been put in abeyance for 2 months to allow determination of the current revised duplicate scheme. Meanwhile, negotiations have continued on the duplicate scheme in an attempt to resolve the long term use of this building and 2 revisions have been submitted (see Proposals section above). The applicant has not confirmed at this stage whether he will withdraw the appeal if this current scheme is approved as recommended.
- 3.15 Members agreed in August 2003 to authorise officers to take action to execute works urgently required to preserve the listed building and to make it secure and weatherproof, as the building was continuing to be harmed by vandalism, graffiti, pigeon nuisance, and water ingress. The owners undertook in October

to carry out works in accordance with an agreed specified schedule, without the need for serving of an Urgent Works Notice. Most of this work has now been completed to the satisfaction of Council officers, although there remains a defect in the flat roof above the western end of the south aisle resulting in significant rainwater entering the church interior.

4. CONSULTATIONS

4.1 English Heritage – no response made.

R1- flexible authorisation.

R2- ditto; informal advice is that this appears to be a conservation-led scheme which would secure repair of this long-neglected building, and they would support granting of LB consent subject to appropriate conditions and S106 agreement.

4.2 Adjoining Occupiers

	Original	R1	R2
<i>Number of Letters Sent</i>	104	00	124
<i>Number of responses Received</i>	31	0	25
<i>Number in Support</i>	28	0	24
<i>Number of Objections</i>	3	0	1

4.3 Original duplicate scheme for conversion:

Letters in support:

The proposal will restore the integrity of the building and put an end to the building being used for socially disruptive behaviour. Will preserve the architectural features of the building and provide for a community building. The building is in a poor state of repair and the proposals are sympathetic to the original character of the church. The proposal will benefit the whole community. The building has been empty for too long and is an eyesore. The development and refurbishment would enhance the street scene and have significant community value.

Councillor Marshall supports the scheme and is keen to see the building brought back into beneficial use.

Letters of objection:

Concern about the absence of parking spaces for the occupiers of the flats. Will aggravate the parking problems within the area.

4.4 In addition, since decision on this scheme:

Councillor Coleman (member for GLA) supports scheme as it will ensure that listed building is restored and becomes an asset to area.

One neighbour objects to Council's lack of progress on development of building which was used for a rave party;

Euston Trust reminds Council of its duties under the listed building legislation and objects to scheme's detrimental impact on preservation of period features of building.

4.5 R1 scheme:

No consultation

4.6 **R2 scheme:**

24 letters of support (including owners of adjoining sites at 19 Alexandra Rd and 150 Loudoun Rd, and 12 identical proforma letters from local businesses and residents) -Current site attracts vandals and squatters, and a development needs to occur soon to prevent continuation of these problems; scheme will restore building to its former glory and reinstate it as local landmark, as well as improving local environment and removing a vacant eyesore; essential that proposal goes ahead asap- frustrated with Council's delays.

Councillor Marshall supports scheme and urges Committee to support it- latest proposal is compromise that is sensitive to exterior and interior of church and in keeping with its listed status and the area; church has fallen into disrepair and inflicted disruption on local people who are extremely frustrated by its condition and attendant problems; Council has not dealt with this site as effectively as it might have, and it should be now possible to approve this application and bring site back into use after so many years.

1 letter of objection from Southbury block of flats- ruins view from flat, not enough carparking spaces for existing residents.

Any other comments will be verbally reported at the Committee meeting (the consultation period for the site notice expires on 6th February).

5. **POLICIES**

Camden Unitary Development Plan 2000

- 5.1 EN1 General environmental protection and improvement (*complies*)
EN13 Design of new development (*complies*)
EN14 Setting of new development (*complies*)
EN16 Site layout (*complies*)
EN18 Infill developments (*complies*)
EN20 Community safety (*complies*)
EN19 Amenity for occupiers and neighbours (*complies*)
EN21 Alterations to existing buildings (*complies*)
EN24 Roof alterations and extensions (*complies*)
EN38 Preservation of listed buildings (*complies*)
EN39 Use of listed buildings (*complies*)
EN40 Restoration of listed buildings (*complies*)
TR10 Traffic restraint (*complies*)
TR16 Car-free housing developments (*not complies*)
TR17 Residential parking standards (*complies*)
HG5 Residential uses within mixed use developments (*part complies*)
HG8 Increasing the amount of residential accommodation (*complies*)
HG9 Change of use to residential accommodation (*part complies*)
HG11 Affordable housing (*not complies*)
HG12 Visual privacy and overlooking (*complies*)
HG13 Provision of amenity space (*complies*)
HG14 Mobility and wheelchair housing (*complies*)
HG15 Provision of range of housing (*not complies*)
HG16 Mix of units in new development (*not complies*)
HG19 Mix of units in conversions (*not complies*)
HG20 Mix of units in conversions: potential exceptions (*complies*)
SC1 Retention and new provision of Class D1 uses (*complies*)
SC7 Under-fives provision (*complies*)

6. ASSESSMENT

6.1 The principal considerations material to the determination of these applications are:

- the impact of conversion and new build block on the listed building,
- the impact of the new build block on the townscape and neighbouring amenity,
- the appropriateness of the overall housing mix, number and quality of housing units,
- reduction of Class D1 space,
- lack of carparking,
- all of which need to be balanced against the need for a viable scheme which secures the longterm future of the listed building.

Background

6.2 There is an urgent need to properly restore this listed building and bring it back into a long term beneficial, active and legitimate use, given that this listed building is on the English Heritage Buildings at Risk Register and has been redundant for 15 years and properly vacant (i.e. without any short term tenants) since 1999 (see history above). Its vacancy is also a source of contention with local people, who see the building as a community safety hazard and a potential nuisance attracting squatters and "rave" parties.

6.3 The Councils' view in all previous schemes has been that the conversion of some of the church to residential units would be acceptable, provided that a reasonable amount of Class D1 space was retained and that the essential features and spatial integrity of the listed building were retained and restored, and that the use secured the long term future of the building. The last scheme which has been appealed against continues to be unacceptable, primarily because of the harmful impact on the character of the listed building due to the over-subdivision of the church into an excessive number of units and various other unacceptable interventions. As a consequence of that, the scheme also remained unacceptable on account of the inappropriate housing mix and excessive loss of D1 space. However, officers have stated in the report recommending refusal that an alternative scheme, which involved a similar mix of housing units and loss of D1 space but which respected the listed building and secured its future, might be acceptable. It is considered that, ultimately, the overriding key issue for this site is one of respecting the listed building fabric and interior, and of finding a balance between the economic viability of any proposal and the effect on the listed building of any changes proposed.

6.4 The 1st revision to the outstanding duplicate application, submitted in October, continued to be unacceptable: although the housing mix was better, the D1 space (transferred from the hall to the church apse) was reduced even further to an inadequate size, and the extent of subdivision of the church was still

considered excessive as it retained only half a nave bay plus apse/chancel which was also inadequate to preserve the spatial character of the listed building interior.

- 6.5 In the light of the impending Public Inquiry, officers over the last couple of months have had intense negotiations with the applicants on suitable revisions to this duplicate, in order to resolve the future of this building in a way that is both economically viable for the developer and acceptable in listed building terms and overall planning policy.
- 6.6 The parameters established by officers for any future use of this site are that:
- a D1 use is the best use suited to the church itself, which would allow preservation of the double-height interior space;
 - the apse, chancel and a substantial portion of the nave should be retained as a full height space, as they are key features contributing to the special interest of this listed building, and hence should be used for D1 purposes;
 - the remaining portion of the nave could be sensitively sub-divided and converted into residential use;
 - the church hall is less important in townscape and historic terms, and no objection would be raised to its demolition and a more intensive redevelopment.

The Council has also commissioned separate architects to show that an "enabling" scheme would be physically possible here which provides a new 4 storey block of flats on the church hall site in order to compensate for the reduced number of flats within the church itself, thus keeping at least half of the church interior (ie. 3 nave bays plus apse) open and available for an adequately sized Class D1 use as well as preserving the internal character of the listed building.

- 6.7 The applicant has agreed, in a spirit of co-operation, to further revise the duplicate scheme broadly in line with the principles of the above approach, and revised plans were accordingly submitted on 9th January, so that the scheme could be presented with a recommendation for approval to the 12th February Sub-Committee, before the deadline for submission of Proofs of Evidence to the Public Inquiry. The consultation period for this revised scheme formally ends on 6th February, and any additional comments made after the finalisation of this report for inclusion on the agenda will be presented verbally to the Sub-Committee.
- 6.8 The scheme basically involves: conversion of 3 bays of the nave plus an additional floor above to provide 8 flats; conversion of the remaining space (2 nave bays, chancel and apse) to Class D1 use with integrated ancillary servicing facilities; erection of a 4 storey block on the whole church hall site comprising 8 flats arranged around 2 courtyards and with 2 roof terraces.

Listed building issues

- 6.9 The special interest of the church building lies not only in its external appearance as a cultural symbol of Christian worship with its attractive architectural features but equally in the spaces that form the interior. It is this

special interest for which there is a statutory duty to preserve. Internally this special interest is in the space that forms the nave (the public place of worship) and its direct relationship with the chancel (the spiritual heart of a church building). The preservation of these spaces is of the utmost importance as they are fundamental to the meaning and understanding of the building's architecture. It has been previously accepted by officers, Committee and English Heritage that the western end of the nave could be sensitively subdivided and enclosed without causing significant harm to this special interest. It was considered this would be an acceptable compromise necessary to secure the long term future of the building.

- 6.10 The proposed revised scheme is a substantial improvement over the two previous schemes submitted by the same developer, in terms of its impact on the special interest of the listed building. It employs the same principles of a residential conversion as the previous 2 schemes but greatly reduces the intensity of subdivision and retains a more appropriate amount of unaltered internal open space within the church for use by the community. The line of the subdivision effectively means that 40% of the nave plus the chancel and apse is retained and 60% of the nave is enclosed. The previous proposals were considered unacceptable, as they were completely detrimental to the special interest. The scheme refused in October 2001 made little attempt to fit new residential accommodation into the existing structure. Units divided the building horizontally so that new floors would cut through key architectural features such as columns, arches and windows either completely obscuring them or physically cutting into them. Furthermore, the plan layout of the units did not follow the established grid pattern of the nave. The next scheme refused in May 2003 was a comparative improvement although it still did not overcome officers' concerns regarding over-intensive subdivision of the interior. It was proposed to fill virtually the entire nave with residential units and introduce a full height staircase in the chancel. All sense of the spatial qualities of the interior would have been lost and key historic architectural features obscured or removed as a result.
- 6.11 The revised scheme on the other hand involves the retention of 2 nave bays with aisles plus the chancel, apse, and 2 side lobbies. This represents almost half of the overall internal space of the church and certainly that area of the interior which is of the greatest special interest. This is a welcome revision as the new dividing line is considered sufficient enough to retain the fundamental relationship between nave and chancel. Retaining some full height space from within the nave allows a sufficient long view eastwards to appreciate the impressive chancel arch and apse with its altar dias, stained glass windows and richly decorated ceiling. In contrast to previous schemes, the proposals allow for the retention of important existing features, such as the organ screen, pulpit and the expression of decorative columns and arches within their original setting, all of which are retained for the appreciation by the community.
- 6.12 In common with most churches, the nave and chancel has a number of hierarchical level changes. In order to overcome access difficulties for community users and to maximise useable D1 floor space, a suspended timber floor will be introduced in the nave to the height of existing chancel floor in order to provide a level platform. This will unfortunately require the covering of column bases in the nave although there will be no loss of actual historic fabric. This would not normally be acceptable in listed building terms but it is

of paramount importance that the D1 space is accessible to all. The added benefit of the suspended timber floor will allow all new services to be run in the void below. The surviving floor boards located in the nave can be relocated for this purpose.

- 6.13 It is proposed to introduce new toilet / kitchen ancillary accommodation in the south aisle. These facilities are considered essential if the community space is to be attractive and marketable for a wide range of uses. This accommodation will be designed as low level single storey stand-alone "pods," reading as free-standing furniture. Their position is the most acceptable one as the south aisle is secondary to the importance of the central nave in its contribution to the interior's character. Their function is not reliant on natural light nor natural ventilation and hence they will be set back from the south arcade and below the south windows to maintain the double-height spaciousness of the aisle. Furthermore this addition would be reversible so that it does not permanently damage the listed building fabric and can be removed if desired at a later date.
- 6.14 The subdivision of the western end of the nave is designed as in the previous scheme in the most appropriate manner, fitting the rooms of the residential units within the established plan layout of the church. The double height flats with mezzanine bedroom floors are inserted into each nave bay and thus will retain the existing arcade structure and allow views of both the nave arches and also parts of the exposed columns and their ornate capitals. Only one new floor will be inserted in the roof space as before. This amount of vertical and horizontal division is considered acceptable in the context of the whole scheme for the church itself.
- 6.15 External alterations are considered acceptable - the reduced number and size of visible rooflights (5 on the south nave, 6 on the north nave and 6 on the north aisle) required for the reduced residential element are appropriate in their impact on the church roof; other minor additions (altered or blocked up door openings and new windows behind existing louvred openings) are also appropriate in principle, and will be subject to detail. The existing window openings and frames will be retained, which is welcomed.
- 6.16 The applicant has agreed to carry out restoration works to the fabric and key architectural and historical features of the church, including the reinstatement of missing stained glass windows to the apse (which are currently in safe storage elsewhere). They have also proposed (as in the previous application) to relocate the existing stained glass windows in both aisles to the listed St. Mary's Church in Priory Road which has had its stained glass missing since the war- officers have previously agreed this approach as it is considered that the retention of this glass in its present situation will significantly impede daylight to the proposed flats within the church and would not be visible and enjoyed by the wider community.
- 6.17 It is recommended that planning permission be subject to a legal agreement requiring implementation of a schedule of works which achieves the following:
- returns the church to first class condition
 - repairs or reinstates damaged or missing architectural features

- relocates specified stained glass windows to another listed church building
- introduces modern facilities and services to the retained D1 space that will benefit the community.

The above works will be based upon a schedule of repairs and works specification which has been generated by a full building survey of the church.

- 6.18 The demolition of the church hall is acceptable in the context of this case as there is a urgent need to secure the future of the church by finding a financially viable scheme which significantly preserves all aspects the church's special interest. A replacement residential building will allow this objective to be achieved by generating income for the developer on the site of the hall which will be used for the church restoration and D1 works. An inspection of the hall reveals it to be in poor condition but to be of some architectural merit. However it contributes little to the wider townscape and its minor special interest relates solely to its original functional relationship to the church. It is concluded that the needs of the church outweigh the benefits of retaining the hall. The replacement building is considered acceptable in terms of bulk, height and design, and impact on the setting of the listed church. This is discussed in greater detail later in this report.
- 6.19 It is concluded that the proposed conversion is the best option so far that will maintain the essential spatial integrity and most important aspects of the internal character of this listed church. The enclosure of about half of the interior would not so seriously obscure the original plan form and layout of the building as would diminish its historic and architectural value, and it would involve retention and restoration of its most important internal features and fixtures and its overall fabric. The scheme also has the advantage of relocating some stained glass to a more beneficial location, where they will both enhance another listed building and also can be enjoyed in the context of an actively functioning church.
- 6.20 On balance the proposal is considered likely to preserve the long-term special architectural and historical interest of All Souls for two reasons. Firstly, the building's residential occupants will have a vested interest in ensuring its fabric is adequately maintained. Secondly, the D1 element will provide a flexible and attractive space large enough to meet a variety of future demands and hence increasing opportunities to generate regular revenue. It thus broadly complies with UDP policies EN38, 39 and 40.

Conversion policy and D1 use issues

- 6.21 The Council's UDP policy SC1 is to seek the retention and re-use of social/community uses, and the preferred use of the building would be as a place of worship. However, the Council is not aware of any convincing proposals having been made for such a use since the building was declared redundant - see history section above. This is in part because of the poor physical state of the building and the consequent high cost of repairs, owing to an ongoing lack of maintenance and damage caused by squatters. The Church Authorities have demonstrated that they have made efforts to market the building without success, and although there was one group in 1999 interested in leasing the church as a place of worship, they did not demonstrate that they

would be able to fund the repair of the building, nor is it clear whether they are still interested in using these premises.

- 6.22 The scheme does involve a significant net loss of D1 floorspace (over 700m², which is over two thirds of the total existing D1 floorspace). However, policy SC1 only seeks to retain D1 premises where particularly suitable, and with an identified need for them; it does accept that some premises are unsuitable for continued community use and will consider adequate alternative provision within the local area and that it may be appropriate to seek inclusion of suitable accommodation in mixed use schemes. In this case, it is accepted that there is no clear and viable demand for the continued use of the whole or even a substantial part of the site/existing buildings for D1 purposes; in contrast, there is identifiable demand for smaller premises flexibly designed for a variety of community uses, which this revised proposal seeks to provide.
- 6.23 In the circumstances, it is concluded that it would be acceptable in principle to allow this extent of loss of D1 space on this site and to look at alternative uses for part of the site on the basis that it does not result in harm to the architectural and historic interest of the building and that it secures the long term future of the the listed building. A partial residential use would be in keeping with the character of the surrounding area, and an increase in housing provision is generally to be welcomed. As discussed above, the revised conversion of the church building into D1 space and 8 flats using this design, form and layout would now preserve the essential characteristics of the listed interior and thus would secure the building's future in a satisfactory manner; in particular the ground floor flats are specifically designed to respect the nave arcading such that none can be family-sized. However, sound insulation measures will be required to protect the 2 new flats adjoining the proposed D1 space from any likely noise/music nuisance.
- 6.24 The Class D1 space will be now confined to the eastern half of the church itself; it will have its own dedicated entrance from Alexandra Road, its own refuse and cycle storage facilities in the grounds adjoining this, and there is a reasonable amount of external space around the apse to allow provision of other facilities such as playspace for a childrens nursery. Inside, a proposed single storey enclosure in the south aisle will provide toilets and kitchen/office, and there is the possibility of providing further open-plan floorspace above this in the roof void if necessary. Additional rooflights to enhance daylight to the aisles could be possible subject to their detailed design/location.
- 6.25 The original scheme involved retention of the church hall, and the applicant had secured the interest of 2 potential local operators (a doctors surgery and a nursery school) in using these premises. The hall totalled 260 m² and had its own ancillary facilities but, due to the mezzanine floor, had very poor headroom, accessibility and natural light. However, this extent of D1 loss was considered unacceptable as it could not be justified by the harmful impact of the conversion on the listed interior. The 1st revised duplicate scheme entailed even less D1 space (89m²) within the church apse which was deemed totally unacceptable. The latest revised scheme now proposes approx 238m² within the church, with excellent headroom, a single level floorplan, and modern facilities. It is considered that this is an enhancement over the existing church hall in terms of facilities and layout, and provides broadly the same amount of floorspace. It should be attractive to a number of users, particularly small

church groups, nursery schools or community functions; however details of the actual requirements for use of the space, such as need for additional partitions, servicing facilities, heating apparatus etc., and their resulting impact on the listed interior, will not be known until an actual user has been identified.

Housing provision

- 6.26 The converted church provides 8 units (6 x1 bedroom and 2 x 2 bedroom/3 person). The new building provides 8 x1 bedroom flats, two per floor in a 4 storey block; this is designed in the form of a square block and L-shaped block linked by a central stair/lift core, and with the lower two flats having courtyards and the upper two having roof terraces. This revised mix and number is significantly different from earlier schemes in that it now proposes more units (16 rather than 13) and no family sized 3 bedroom units. This does not comply with UDP policies HG16 and 19, in that there is no provision for larger sized households and instead has an unbalanced mix of predominantly 2 person units, or with policies HG9 and 11, in that there is no affordable housing although it exceeds the threshold of 15 units, thus triggering the need for such provision.
- 6.27 In earlier schemes, officers considered that a different mix might be acceptable in the context that it secured the character and future of the listed building. In the revised scheme, this mix and number is further from the mix sought by policy which is regrettable. It would be physically possible to provide one family-sized flat on the top floor of the church, without affecting its historic character, and one or two maisonettes within the new block. However, the applicants maintain that the resulting reduction in the number of units by 2-3 on this site would make the whole scheme unviable, and furthermore such large units in the locations suggested and within the context of this scheme may be less marketable to family-sized households. Their argument is that the proposed converted flats in the church are more valuable than the new-build ones, and thus the further reduction of flats within the church as requested by the Council has had to be compensated for by a higher provision of small flats on the "enabling development" hall site. Furthermore, they also maintain that the provision of affordable housing, or a commuted sum to an affordable housing fund, would also make this scheme economically unviable. This issue of viability is further discussed in para 6.43 below.
- 6.28 On balance, it is considered that an exceptional case can be made here to housing mix and tenure policies, on the basis that this proposal secures the future of the building and is acceptable in listed building terms. It should also be noted that policy HG20 allows the possibility of a different mix in conversion schemes in the light of factors such as constraints posed by a listed building, viability of individual schemes where substantial repair is needed, and marketing considerations, all of which are relevant in this case. Finally, the applicant has agreed to make an educational contribution for the 2 x 2 bedroom units, as required by SPG standards.
- 6.29 The flats all comply with SPG space standards and all but 2 of the new build flats have level access and are capable of meeting mobility standards – the exact details of internal layout can be adjusted later to meet Building Regulations requirements.

- 6.30 Internal amenity in terms of light and privacy to most flats is generally adequate. However, one flat within the church (Unit 6 in the south aisle) will receive its main daylight from a large rooflight as the side window will be effectively blocked by a proposed staircase to the roof terrace on the new block; a condition is recommended to ensure that this detail is satisfactorily resolved by repositioning the access staircase and thus not obscuring the side window.
- 6.31 The lower 3 flats of the new building will receive very poor light: the separate blocks of this building are split level, with the rear block sunk below ground level in order to respect daylight levels to the neighbouring property, and in addition the rear block partially faces an existing 6m high wall (the plinth of a nearby block of flats). Consequently, the daylight levels to all bedrooms and 2 living rooms of the 3 flats will be very poor, and in the case of the basement rear flat, substandard and well below the minimum daylight levels recommended by BRE guidelines for new dwellings. In addition, the 2 courtyards will have relatively little sunshine or outlook. However, the flats have been designed with full height glazing and, for the rear block, with double aspect living rooms, in order to maximise the available daylight. Furthermore BRE recommendations also state that light to bedrooms is less important. It is recognised that this side area is a difficult site to redevelop successfully in the context of surrounding physical and neighbour constraints, whilst at the same time maintaining internal standards and the overall viability of the scheme. It is considered that, in the context of the overall provision of 16 units and the issues regarding the listed building, the provision of 3 flats with unsatisfactory internal light levels could be acceptable, especially as this standard of amenity would be known to future buyers and occupants of the new flats.
- 6.32 The provision of new amenity space for 4 new flats is welcomed, and roof terraces in principle are acceptable subject to their detailed layout and screening to prevent amenity problems to adjoining owners.

Design/bulk of new block

- 6.33 The new building has been designed to reflect and match the form and height of the residential redevelopment proposed for the adjoining garage site (150 Loudoun Road), which entails a 3 storey block (containing B1 unit and maisonette) immediately adjoining the church hall boundary. The proposed front block of flats has been aligned so that its front façade is no further forward than the existing church hall, and matches that of the adjoining proposed block on the garage site; its height is 1m higher, but overall remains lower than the main block of houses proposed on the adjoining development. The design again reflects that of the adjoining modern style, and has a simple rectangular form with flat roofs, rendered walls, and full-height glazed windows opening out onto projecting balconettes. It is also acceptable both in itself (in the case that the adjoining proposal does not go ahead) and also in the context of the immediately surrounding townscape, which is characterised by mainly modern and undistinguished buildings and a relatively high density of development.
- 6.34 Its height, location and simple design idiom will ensure that the new building remains subordinate to the main church; although its height is one storey above the adjoining south aisle, it will be below the height of the front tower and set back 9m behind it to ensure the 2 full-height side windows are visible in north

views. The new building should not be visible behind the church in south views. It is considered that it will act as a foil to the church's overall bulk, form and decorative details. There is a clear design intention for the new block to not compete with nor emulate the design of All Souls but for its architecture to respond to the new proposals on the garage site. The design is relatively schematic at present, and conditions are recommended to ensure that the worked-up details of design, layout (including its junction with the church), and materials are appropriate.

Neighbouring amenity

- 6.35 The new building has been carefully designed to minimise its impact on neighbouring amenity. The front block aligns with the neighbouring proposed redevelopment scheme in Loudoun Road, and thus should not adversely impact on the development potential of this site or on light and outlook to the proposed immediately adjoining maisonette. The rear block has been set back from the boundary with 19 Alexandra Road and sunk at basement level so that it appears as 3 storeys high; the result is that there is no significant loss of daylight and sunlight to the rear-facing windows of the garden and upper ground floor bedsits in this property in accordance with B.R.E. recommendations (a 20% or less difference between existing and proposed light levels). The proposed rear block will have a minimal impact on outlook to these windows (which is already poor due to other buildings and high walls).
- 6.36 Privacy is not affected by the new windows. The proposed roof terrace for the rear block has been set back to minimise its impact; however a condition is recommended to require details of the precise location and size of the terraces and design of screens and access staircases to ensure that no overlooking occurs to existing or proposed adjoining flat windows, to ensure that they are acceptable in design terms and do not add to the bulk of the front block, and to ensure (as explained above) that the front roof terrace access staircase does not block up an existing window to a proposed flat within the church south aisle.

Other issues

- 6.37 The proposed boundary treatment of the dwarf wall with openings infilled and new ones created where appropriate is acceptable in terms of the building and the surrounding area. A new dwarf wall and screen is proposed in front of the new block to provide privacy for the lower flat's front garden; although the principle of a boundary feature may be acceptable, details should be reserved by condition. The quality of the existing landscaping is poor around the church. The existing trees on the north boundary close to the north aisle currently restrict light to the building and are to be felled- no objection is raised to this as they are poor specimens and could be adequately replaced. Conditions are recommended to ensure a satisfactory hard and soft landscaping scheme is submitted.
- 6.38 The grounds are capable of accommodating adequate refuse and communal cycle storage to both residential and D1 elements of the scheme. Although these are shown diagrammatically on the plans, their position and size is likely to be unacceptable, and again conditions are recommended to ensure such provision is in accordance with Council standards.

- 6.39 The proposed scheme will assist community safety by bringing back the site into active and beneficial use, which is positively welcomed by local residents and commuters who currently perceive the site as unsafe and threatening.

Parking

- 6.40 The proposed development contains no off-street parking spaces. The Council's parking surveys from 2000 show that the surrounding streets (Loudoun and Alexandra Roads) do not suffer from parking stress and have an unusually very high availability of parking spaces. This is also confirmed by the applicant's previously submitted survey dated 2002, which shows that, on average, 97 spaces are available during C.P.Z. operational hours and outside these hours, over 150 spaces. Therefore, it is considered that the surrounding streets could easily accommodate an additional 16 cars generated by the new residential units. Although the site is a potential candidate for "car-free" housing, being in a C.P.Z. and close to a railway station, the applicants have not agreed to such a restriction, and it is considered that it would be inappropriate to require this in the absence of any evidence to demonstrate that harm would be caused by the development to on-street parking conditions.
- 6.41 It is considered that the proposed community use would not generate a high level of parking demand, given that most users are likely to live locally and that the usage is likely to be mostly during CPZ operational hours; it would not adversely impact upon local parking availability nor on highway usage.

Economic viability

- 6.42 The applicant submitted with the original application a comprehensive viability assessment of their scheme and of other proposals for the site. One of these options includes redevelopment of the hall site for residential use, with the church being refurbished and partly used for Class D1 use and residential, which has been the option favoured by officers. The assessment showed that the previous proposal for 13 residential units would produce a viable economic return for the developer, and that all others (including an alternative option for 13 units, based on the Council's preferred approach) are economically unviable.
- 6.43 Despite this, the applicants have agreed to pursue an alternative option on the lines recommended by officers except that this includes 16 units on the grounds that only this number of units in the ratio proposed between new build and conversion is viable. No further evidence at the time of writing has been submitted to demonstrate that this is the only other viable option and that a lower number of units is not, and officers have not been able in the time available to test whether this is the case. However the applicants are currently preparing a supplementary viability report which will be available before the Sub-Committee meeting; the fact that the applicants have agreed to seriously propose this scheme means that it is at least viable and workable, and officers are satisfied that the overall scheme goes a long way towards meeting the Council's objectives for this listed building and retention of D1 space.
- 6.44 It is considered that the proposed conversion and adjoining redevelopment accords with national policy - PPG15 on historic buildings states in para 3.8 that "the best way of securing the upkeep of historic buildings is to keep them

in active use; for the great majority this must mean economically viable uses if they are to survive and new, and even continuing, uses will often necessitate some degree of adaption". English Heritage policy on "Enabling Development" sets out an approach to development affecting listed buildings which enable the safeguarding of the building, and defines in para 2.1.1 such development as "those schemes which would otherwise be unacceptable in planning terms but which are the only practicable means of generating the funds needed to secure the future of the heritage asset in question".

- 6.45 In this case, although there a number of key UDP policies and design standards that the overall scheme does not comply with, relating to housing mix, affordability and quality, it is considered that the benefit to the preservation of the character and longterm future of this listed building is outweighed by any potential harm caused by the enabling development to implementation of these policies elsewhere in the borough. It is recognised that this scheme creates a compromise on many counts, but in the light of previous unsuccessful attempts to reuse and convert this building and the high costs involved in restoring this historic building, this represents the best option put forward so far. Officers are concerned that if this scheme was refused, this would leave the choice between further insecurity and deterioration of fabric to this listed building and a community safety hazard, or irreversible harm caused to the listed building's character and fabric in the event that the previously refused conversion scheme is allowed on appeal.

7. CONCLUSION

- 7.1 It is considered that the current revised scheme is on balance acceptable. The partial residential use of the building with the retention of an adequate amount of D1 space in the most important part of the church would preserve its essential architectural and historic interest, and would secure the future of a 'building at risk' and prevent future social problems arising from squatters. It would bring the church back into beneficial use and is welcomed by the local community. The new block is acceptable in its impact on townscape and neighbouring amenity, although the quality of a few of the new flats proposed is poor. Although the scheme does not comply with policies regarding housing mix and affordability, it is considered that these requirements are outweighed in these exceptional circumstances by the urgent need to restore and secure the future of this listed building.

- 7.2 The scheme is recommended for approval subject to a legal agreement requiring the following 3 items (which have been agreed by the applicants):

- Educational contributions for the two 2 bedroom units (total- £6,504).
- Implementation of a specified list of works of repair and restoration (including reinstatement of missing stained glass windows), and relocation of specified stained glass windows to St Mary's Church Priory Road; details of all these works to be agreed beforehand by the Council, and their implementation to be completed before occupation of any residential units.
- Implementation of the whole scheme in its entirety, including the service facilities to the Class D1 space, to ensure that the D1 space and listed building works are provided in conjunction with the new

residential units.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9. RECOMMENDATION:

- 9.1 **Grant planning permission, subject to a S.106 Legal Agreement and conditions;**

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of five 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 No part of the residential accommodation within the church or adjoining new block shall be occupied until the proposed Class D1 unit, including its ancillary service facilities, has been completed and made available for occupation.

Reason: To ensure that the development includes the provision of a Class D1 use in accordance with policy SC1 of the London Borough of Camden Unitary Development Plan 2000.

- 3 The details of the elevations and facing materials of all alterations and extensions proposed to the listed church building shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 4 All new external work to the listed church building 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 policies EN1, EN13 and EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 5 The details of the layout, sections, elevations, architectural features (at a scale of at least 1:50) and facing materials to be used on the new block of flats shall not be otherwise than as shall have been submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include proposed slab levels of the building in relation to the existing and proposed levels of the site and the surrounding land. These parts of the development shall not

be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13, EN14 and EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 6 Notwithstanding the details of the proposed roof terraces as shown on the approved plans, details of the location and size of both roof terraces and of the design and location of glazed screens, privacy screens and access staircases to both roof terraces shall be submitted to and approved by the Council before any work on site commences; privacy screens shall be provided in accordance with these approved details prior to commencement of use of the rear roof terrace and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking and overshadowing of neighbouring premises in accordance with the requirements of policies EN1 and EN19 of the London Borough of Camden Unitary Development Plan 2000.

- 7 No development shall take place until full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas have been submitted to and approved by the Council.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies EN15 and EN61 of the London Borough of Camden Unitary Development Plan 2000.

- 8 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies EN15 of the London Borough of Camden Unitary Development Plan 2000.

- 9 Before the Class D1 use commences, sound insulation shall be provided between the D1 unit and the adjoining residential units within the church building in accordance with a scheme to be first approved by the Council. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy RE2, EN1 and HG9 of the London Borough of Camden Unitary Development Plan 2000.

- 10 Details of cycle parking facilities for both the residential units and the Class D1 use

shall be submitted and approved by the Council before works commence on site and these facilities shall be provided in accordance with those approved details and retained thereafter.

Reason: To ensure cycle parking facilities are provided in accordance with the requirements of policy TR22 of the London Borough of Camden Unitary Development Plan 2000.

- 11 Details of refuse storage facilities (including recycled materials) for both the residential units and the Class D1 use shall be submitted and approved by the Council before works commence on site and these facilities shall be provided in accordance with those approved details and retained thereafter.

Reason: To ensure refuse storage facilities are provided in accordance with the requirements of policy PU5 of the London Borough of Camden Unitary Development Plan 2000.

- 12 No sound emanating from the Class D1 use shall be audible within any adjoining residential units between 2300 hrs and 0800 hrs.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies RE2, EN1 and HG9 of the London Borough of Camden Unitary Development Plan 2000.

Informative(s):

- 1 The development hereby approved must be carried out in strict compliance with the plans referred to in this permission. Any alteration to the approved scheme resulting either from the requirements of Building Regulations, or for any other cause, must not take place except with the written agreement of the Council as local planning authority.
- 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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.
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Service,

Environment Department (Street Naming & Numbering) Camden Town Hall,
Argyle Street, WC1H 8EQ (tel: 020-7974 5613).

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.
- 6 You are advised in relation to condition 6 above that the proposed access staircase to the front roof terrace needs to be redesigned and repositioned in order to not block the existing window in the church south aisle serving the proposed residential unit 6.
- 7 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN1,13,14,16,18,20,19,21,24,38,39,40; TR10,17; SC1,7; HG5,8,9,12,13,14,20. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 8 Your attention is drawn to the need for compliance with the requirements of the Council's Environment and Consumer Protection Service, Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7278 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells from the proposed Class D1 kitchen, and in respect of arrangements for storage and disposal of refuse from both the Class D1 unit and the residential units.

9.2 Grant listed building consent, subject to conditions:

Condition(s) and Reason(s):

- 1 The works hereby permitted shall be begun not later than the end of five 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 A full building survey of the church (carried out by a suitably experienced Chartered Building Surveyor), supplementary specialist reports, a schedule of works and a works specification, both relating to works of repair and restoration, shall be submitted to and approved in writing by the Council before any work commences on the church building, and the works shall be carried out in accordance with the details thus approved before occupation of the residential units.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 3 A written inventory (including colour record photography as appropriate) of existing fixtures, fittings, architectural features (including stained glass) and furniture associated with the church building and adjoining church hall, which states their intended retention in-situ, relocation, reuse or removal, shall be submitted to and approved in writing by the Council before any work commences on site, and the works shall be carried out in accordance with the inventory thus approved before

occupation of the residential units.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 4 No meter boxes, flues, vents or pipes, other than rainwater pipes, and no telecommunications equipment and television aerials shall be fixed or installed on the external face of the church building, without the prior approval in writing of the Council..

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 5 All architectural features on the external elevations of the church, unless otherwise specified on the approved plans, shall be retained and repaired to match the original work.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 6 All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, colour, texture and profile and, in the case of brickwork, facebond and pointing.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

- 7 Notwithstanding details shown on the plans hereby approved, detailed drawings, or samples of materials as appropriate, in respect of the following works to the church, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Samples of all facing materials;
- b) Typical details at minimum 1:20 scale of all new internal works, such as staircases, doors, partitions and floors (including works at junctions with existing columns and other historic fabric), to the proposed residential units and Class D1 unit;
- c) Typical details at minimum 1:20 scale of new external doors, rooflights, windows and window openings, glazing to existing louvred openings and stained glass windows;
- d) Typical details of new boundary walls, gates and piers to the north and west boundaries of the site, and of new external entrance steps and ramps to the church;
- e) Details of any works of alterations or upgrading not included on the approved drawings which are required to satisfy the Building Regulations;
- f) Typical details at minimum 1:20 scale of all new building services to the residential units and Class D1 unit.

The relevant parts of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.

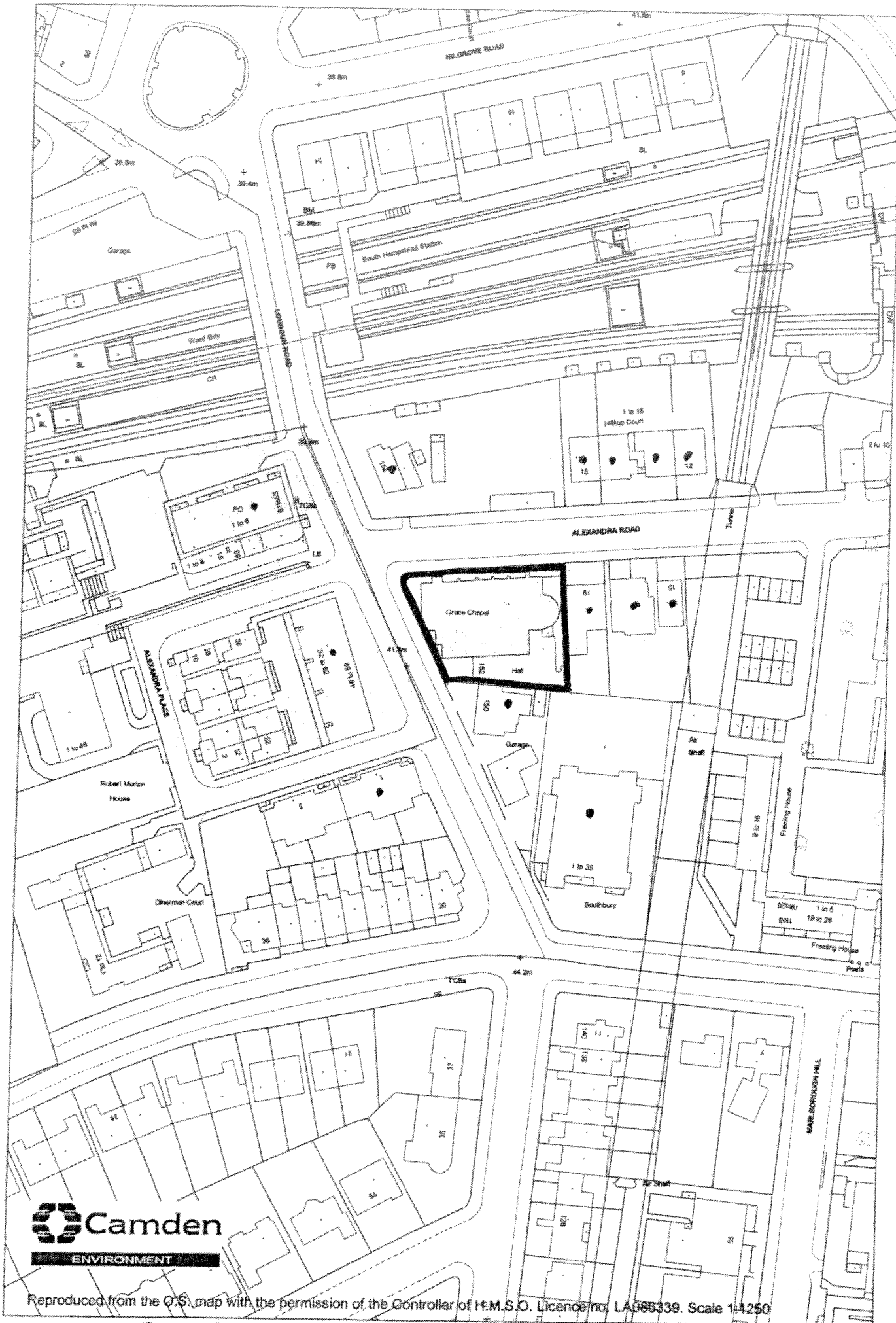
Informative(s):

- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.

- 2 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies EN38,39,40. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 3 You are advised that the proposed relocation and reinstallation of stained glass windows at St Marys Church, Priory Road may need a Faculty of Jurisdiction from the London Diocesan Authority.



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ALL SOULS CHURCH

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