

Mr. Malcolm Fryer
Malcolm Fryer Architects
23 Gerrard Road
London
N1 8AY

Application Ref: **2016/6876/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

17 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**St. Katharine's
The Danish Church in London
4 St Katharine's Precinct
London
NW1 4HH**

Proposal:

Installation of steps and guard rail at roof level to provide access to the clock chamber from the south turret.

Drawing Nos: DCOS01, 16-82-SS-02, 16-82-SS-01, 16-82-EL-01, 16-82-EL-02, 16-82-SECT, ACC02 Rev. 01, Design & Access Statement, Heritage Statement, Scaffolding & Protection

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 The development hereby permitted shall be carried out in accordance with the following approved plans: DCOS01, 16-82-SS-02, 16-82-SS-01, 16-82-EL-01, 16-82-EL-02, 16-82-SECT, ACC02 Rev. 01, Design & Access Statement, Heritage Statement, Scaffolding & Protection.

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

- 3 Details of the proposed steps and guardrail including detailed plans at scale 1:10 and details of the materials and colour finish shall be submitted to and approved in writing prior to the commencement of the development. The development shall be implemented only in accordance with the approved details, which shall be retained thereafter.

Reason: To safeguard the appearance of the building 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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The site contains the Grade II* Listed St. Katharine's Danish Church. The site is located in St Katharine's Precinct/Outer Circle within the Regents Park Conservation Area.

The application proposes the installation of safe access to the clock chamber via a roof hatch from the south turret roof access door.

The proposed access improvements are generally low intervention and are required to facilitate the essential repairs to ensure the church is safe for visitors and for the long term structural health of the building. The proposed roof access will not be visible from any prominent viewpoints. The impact of visibility of the guardrail from long views will be mitigated through reversibility and sensitive,

lightweight design and light colouring to sit comfortable against the stonework from distant views. These works would also have no amenity impact.

Overall, the proposals would preserve and enhance the character and setting of the heritage asset and the repairs will secure the long term health of the Church and interventions to provide safe and permanent access have been designed to be reversible and minimise visual impact. Importantly, the project will see the building removed from Historic England's Heritage At Risk register.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area/Grade II* Listed Building, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The planning history was taken into account when coming to this decision. No objections were received to this application.

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 2016; and The National Planning Policy Framework.

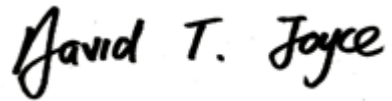
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large, stylized 'D' and 'J'.

David Joyce
Executive Director Supporting Communities