

Mr Michael Staff
NYE SAUNDERS LTD
(ARCHITECTS)
3 Church Street
Godalming
GU7 1EQ

Application Ref: **2017/2222/P**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

8 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
University Church of Christ the King
Gordon Square
London
WC1H 0AG

Proposal:

Replacement and relocation of the existing boilers; replacement radiators with associated controls and pipework and removal of flue and installation of three new to rear flat roof.

Drawing Nos: E02 Site plan; C Dunphy Ecclesiastical Ltd Letter dated 08.03.17; MS/17008 Design Access and Heritage Asset statement; 17008-08 Roof plan detail - new boiler flues; 17008-01A Ground floor plan as proposed; 17008-02A Basement floor plan as proposed; 17008-03 Roof plan as proposed; 17008-04 Ground floor plan including photos; 17008-05 Basement floor plan inc photos; 17008-06 New boiler cupboard plan; 17008-07 New boiler cupboard front detail

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 policy 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: E02 Site plan; C Dunphy Ecclesiastical Ltd Letter dated 08.03.17; MS/17008 Design Access and Heritage Asset statement; 17008-08 Roof plan detail - new boiler flues; 17008-01A Ground floor plan as proposed; 17008-02A Basement floor plan as proposed; 17008-03 Roof plan as proposed; 17008-04 Ground floor plan including photos; 17008-05 Basement floor plan inc photos; 17008-06 New boiler cupboard plan; 17008-07 New boiler cupboard front detail

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

Informative(s):

- 1 Reasons for granting Planning Permission:

The site is a grade I listed building and sits within the Bloomsbury Conservation Area. The proposal includes the replacement of the existing flue which sits to the flat roof on the north with three small flues (finished in black and 1m in height). The works are required due to the existing heating system being outdated and in need of replacement; in general the replacement three new flues would sit within a similar location to that existing; but much lower and have no greater visibility. Overall, the proposed flues would have a satisfactory appearance and would not have a harmful impact on the character or appearance of the existing grade I listed building, the wider site and the character of the conservation area.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building and any features of special architectural or historic interest which it possesses. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 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 Policies, and policy D2 of the emerging London Borough of Camden Local Plan.

The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

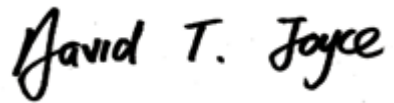
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London, N1C 4AG, (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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 Noise and Licensing Enforcement Team, 5 Pancras Square, London, N1C 4AG (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.
- 5 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning