

Mr Michael Staff  
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(ARCHITECTS)  
3 Church Street  
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GU7 1EQ

Application Ref: **2017/1624/L**  
Please ask for: **Rachael Parry**  
Telephone: 020 7974 **1443**

8 June 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 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 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.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 building; along with the attached railings and walls. The church dates to 1851 and designed by JR Brandon and constructed from Bath stone ashlar with tiled roofs. It has a cruciform plan and a central tower in the early English style on a cathedral scale. The proposed works include replacement and relocation of existing boilers, radiators, associated pipework; construction of a boiler cupboard and the replacement of the existing flue which sits to the flat roof on the north with three small flues (finished in black). The works are required due to the existing heating system being outdated and in need of replacement; in general the works would be completed on a like for like basis but using smaller pipework and traditional radiators painted to match the stonework. The three new flues would sit within a similar location to that existing; but much lower and have no greater visibility. For these reasons the impact is not considered to result in harm to the special interest of the grade I listed building.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Historic England responded with a letter of flexible authorisation duly stamped and signed on behalf of the Secretary of State dated 24/05/2017.

Special regard has been attached to the desirability of preserving the listed building

and its features of special architectural or historic interest, 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 proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development 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 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.
- 3 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).
- 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.

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

2017/1624/L

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning