

<b>Delegated Report</b> (Members Briefing)	<b>Analysis sheet</b> N/A / attached	<b>Expiry Date:</b> <b>Consultation Expiry Date:</b>	<b>18/07/2018</b> <b>21/06/2018</b>
<b>Officer</b>	<b>Application Number(s)</b>		
Gavin Sexton	2018/2186/P 2018/2185/L		
<b>Application Address</b>	<b>Drawing Numbers</b>		
The Vicarage The Danish Church St Katharine's Precinct London NW1 4HH	Refer to Decision notices		
<b>Proposal(s)</b>			
<p><b>Planning application:</b> Works of refurbishment to Church and Hall to include installation of external stairlift (front) and staircase (rear); to Vicarage including new dormer extension, extension of basement lightwells into sunken terraces and stepped access to garden; alterations to fenestration at basement level to north and south elevations; landscaping works to south garden including removal of walls, installation of ground source heat pumps, and temporary removal of wall to Albany Street to facilitate works.</p> <p><b>Listed building application :</b> Works of refurbishment to Church to include installation of underfloor heating, stair lift to north wing entrance, staircase to rear and internal alterations to north wing; to Vicarage including new dormer extension, alterations at basement, ground and 1st floor including removal of suspended ceiling and reinstatement of double-height former hall space; alterations to fenestration at basement level to north and south elevations; extension of basement lightwells into sunken terraces and stepped access to garden; landscaping works to south garden including removal of walls, installation of ground source heat pumps, and temporary removal of wall to Albany Street to facilitate works.</p>			
<b>Recommendation(s):</b>	<b>Grant conditional planning permission</b> <b>Grant conditional listed building consent</b>		
<b>Application Type:</b>	<b>Full Planning Permission &amp; Listed Building consent</b>		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	The proposals were advertised with site notices on Albany Street and the Outer Circle on 25 <sup>th</sup> May 2018 and advertised in the press on 31 <sup>st</sup> May 2018.  No responses were received.					
<b>CAAC and Historic England comments:</b>	<p><b>Regents Park Conservation Area Advisory Committee</b></p> <p><i>The Committee regretted that it had not been involved in pre-application discussion.</i></p> <p><i>While the Committee accepted many of the objectives of the scheme, the proposed alteration to the roof, and much of the detailing to new or altered openings were harmful to the significance of the Listed Building, and to its significance in the character and appearance of the conservation area, which the proposals would neither preserve nor enhance.</i></p> <p><i>The Church with its associated buildings is an important structure in itself, and in the larger context of Regent's Park. It was designed by a pupil of John Nash, Ambrose Poynter, and, providing for a medieval foundation, was designed in Tudor-Gothic style, in strong contrast to the Classical forms of its neighbours on the Outer Circle. This contrast was carried through in the pinnacles, finials, and roof shapes which were consistent with the medieval forms. It was also designed 'in the round': it was to be seen in views from the Park and Outer Circle, but also from the adjoining gardens, and from Albany Street. The roof profile is thus of considerable significance in terms of both Listed Building and conservation area. See Regent's Park Conservation Area Appraisal and management plan (2011) pp. 29, 83-84.</i></p> <p><i>The proposed building up of the roof (Section CC) would be seriously harmful to this significance.</i></p> <p><i>The alterations to the openings as follows would be harmful to the significance of the Listed Building, by harming the perceived proportions of the elevations ' the glazing patterns relate the openings to the scale and forms of the building as a whole: their loss disrupts this original and surviving relationship.</i></p> <p><i>Object to plain glazing in the following locations (glazing pattern should be retained):</i></p> <ul style="list-style-type: none"> <li><i>• North elevation : 'central door', 'right-hand door'. 'left hand window' (reinstate glazing bars and render panel)</i></li> <li><i>• South elevation : 'right-hand door' (glazing is inappropriate: reinstate original glazing pattern)</i></li> </ul> <p><i>South elevation ' Section BB ' the railing/balustrade is intrusive ' we suggest that a detail be considered where the plinth wall is built up in appropriate</i></p>					

*brick, with the railing, to the same height, but reduced in extent.*

**Officer response:** *please refer to paras 1.9, 1.14 for assessment of changes to openings; paras refer to 1.12 for assessment of dormer extension*

**Historic England**

*“Historic England was invited to comment on these proposals as part of pre-application discussions and we are pleased to find that the submitted scheme has incorporated our advice. As such we do not wish to offer any further comments on this occasion. This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.”*

**Site Description**

St Katharine’s Danish Church, Pastor’s House and Hall occupies the centrepiece of a small symmetrical precinct development on the Outer Circle of Regent’s Park created in 1826-8 by Ambrose Poynter, a pupil of John Nash, for the relocation of the St Katharine’s Hospital foundation from the Aldgate area. The church is flanked to the north by a hall, extended to the east in the mid-nineteenth century, and to the south by a house, extended to the east in the last decades of the nineteenth century, all in a Perpendicular form of an early Gothic Revival style.

The Danish Church, formerly St. Katharine’s College Chapel, is a Grade-II\* listed church with a flanking pastor’s house and hall, 4 & 5 St Katharine’s Precinct, also listed at Grade II\*. A monument in the courtyard to the west, and nos. 1-3 and 6-9 are also listed Grade-II\*, while the railings and lamps to the forecourt are listed Grade-II. The whole complex was built on the edge of the new Regent’s Park (Grade-I) by Ambrose Poynter in 1826-8 in a Tudor Gothic style, but with some of the Palladian influences he had been trained in, as had his sometime tutor John Nash. It replaced the chapel of St Katharine’s Hospital by the Tower of London, and was granted to the Danish community in London by Queen Alexandra. The Palladian arrangement is especially apparent in the strong symmetries of nos. 4 & 5 and the church.

The complex has very strong group value as an idiosyncratic part of the scenic designed suburban landscape around Regent’s Park and the special interest of all the Grade-II\* listed buildings is vested heavily in Poynter’s architecture. They have historic interest as the Georgian reconstruction of an historic type of charitable institution, and because of their institutional history. This interest extends to the reoccupation of the complex by the Danish Church and community, representing a now historic social association.

**Relevant History**

2016/6876/P

Planning permission **granted** (1702/2017) for “*Installation of steps and guard rail at roof level to provide access to the clock chamber from the south turret.*”

2016/6877/L

Listed building consent **granted** on 17/02/2017 for “*Structural repairs to the turrets at high level. Installation of new fixed metal platforms and ladders within each turret to provide access within turrets and to roof from gallery level and the addition of access to the clock chamber via roof hatch from south turret roof access door.*”

## Relevant policies

### National Planning Policy Framework (2012)

### The London Plan (2016)

### Camden Local Plan (2017)

G1 Delivery and location of growth

A1 - Managing the impact of development

A5 - Basements

D1 - Design

D2 – Heritage

CC1 – Climate change mitigation

CC2 – Adapting to climate change

### Camden Planning Guidance

CPG 1 Design (2015)

CPG Amenity (2018)

### Regent's Park Conservation Area Appraisal and Management Strategy Adopted 11 July 2011

## Assessment

**Amendment note:** subsequent to the publication of the Members Briefing report on 12<sup>th</sup> July officers were advised that there was no planning requirement for a s106 legal agreement to secure a Highways contribution because separate legislation exists to cover the concerns. In effect the applicant should apply for a Building Licence for a temporary crossover (from Camden Highways team) and will carry out the works themselves if they have an accredited contractor, or the Councils contractor will complete the works at the developers expense. Either way this will be covered by the Highways licensing arrangements and so a planning obligation is not necessary. This includes both the creation of the temporary crossover and reinstating the footway after the works are complete. The recommendation to 'grant conditional planning permission subject to a s106 legal agreement' was therefore amended to 'grant conditional planning permission'

- 1.1 The proposals seek to make various internal and external alterations in order to sustain the activity and outreach programmes of the Church and to make the residential accommodation more flexible. The applicant has advised that the Church Hall, the Nave and meeting rooms are currently used at full capacity and they seek to improve these facilities by reconfiguring the spaces and improving the connection to the South Garden.

### External works

- 1.2 The proposed external works are as follows:

- Addition of a dormer associated with new third bedroom to residential accommodation
- Boreholes in the garden to install ground source heat pumps in order to provide improved and sustainable heating in the Nave
- Various alterations to enlarge and reconfigure openings (windows and doors)
- Landscaping works

- Extend two lightwells to form south facing sunken terraces and terraced landscaping to mediate level changes
- Remove (temporarily) 4m section of back wall to Albany Street to allow access for ground source heat pump drilling rig and a construction works entrance
- Introduce new stairlift link to north hall via existing garden entrance

## Internal works

1.3 The proposed internal works discussed in detail below

- Internal reconfigurations, including relocate kitchen to ground floor and reinstate wooden trusses in former hall space, removal of internal walls and false ceiling in Vicarage
- Alterations to subordinate staircases
- Rearrangement of bathroom to create an ensuite to the master bedroom;
- New entrance steps to allow walkway below

## Design/Heritage

### *Significance*

1.4 The integration of the Gothic Revival church-and-close on a Palladian plan into the Classical suburban landscape of Nash's park boundary is highly significant to the special interest of the complex (with nearby associated private houses and other structures listed at grade II), while the principal features on plan and the fine architectural detailing which survives from Poynter's original fabric, mainly around the west frontage, entrances and upper levels of the facades of the church group (grade-II\* listed) are also highly significant. Later Victorian alterations and extensions in simpler and distinct but complementary Gothic styles, especially the partially-concealed corbelled roof trusses and eastern quatrefoil window of the originally single-volume extension to the Pastor's House are of significance too. The plain but coherent Post-War interior of the church itself is significant, although its lower-quality features, such as synthetic ceiling tiles, are not. Of lower significance are twentieth-century partitions, alterations, windows and doors which are found at both levels in the north-side hall, and which are concentrated in the eastern extension and in the basement in the Pastor's House, all associated with at least two phases of alterations during the mid-twentieth century to accommodate the Danish Church in the complex.

### Proposals

1.5 The facilities of the Danish Church and community at St Katharine's Precinct have not been significantly upgraded for several decades, and the proposals aim to rationalise domestic, semi-public and public accommodation with separate and accessible means of circulation and improve connectivity between community spaces and the garden. Improved facilities and a high-quality new interior architecture for the community hall on the north side, replacing the existing low-grade and insignificant fit-out, are proposed, along with upgrades to services which will improve sustainability.

### North Wing

1.6 In the north wing, reversing the arrangement of the existing modern concrete stair, without natural lighting, and the modern basement WCs, would create a new

elegant public entrance sequence around a staircase designed with a complementary but modern materiality of brick and timber, its brick foot referencing the brick vaulting and paving of the rear store and calling attention to the original fabric and ancillary function of the north wing.

- 1.7 Rationalisation of modern partitions would allow creation of an accessible WC at first floor, a new servery, shop space in the basement, WCs, and a better-functioning kitchen with some new service runs. Floor slabs were replaced in RC in 1949, so no significant interior fabric would be lost in the internal reorganisation.
- 1.8 At the east end in the basement, the volume of an extended storage space would be created by additional excavation at this level of a partially backfilled space extending to the mid-nineteenth-century east wall, with modest excavation on the exterior to create a small lightwell and delivery entrance. Addition of a chair lift to the north-side entrance steps would be a discreet addition in the context of the whole, with no cost to historic fabric, and justified by its accessibility benefits. A modest reorganisation of basement-level vents, entrances and windows on the north elevation, entirely screened from the precinct, would involve loss of a modest amount of nineteenth-century facing brickwork and twentieth-century metal doors and windows of no significance in order to permit reasonable means of escape and ventilation from the enlarged and upgraded kitchen.
- 1.9 A fixed glazed panel would replace doors to light the new stairwell inside and acknowledge the change to the twentieth-century layout, and is an acceptable, legible alteration to the existing nineteenth and twentieth-century fenestration pattern, coordinated with the modern scheme for the interior. The basement extension and the reorganisation of modern internal layouts at both levels would be in-keeping with a traditional and probable original spatial arrangement, resulting in legible layers of finishes, facilities and volumes appropriate to the status and function of the north wing.

### *Pastor's House/Vicarage*

- 1.10 In the Pastor's House, a more significant reorganisation of spaces is proposed, to separate private domestic quarters contained mainly in the ground and first floors of the 1820s house from domestic reception spaces (for the pastoral and public duties of the Pastor and family) to be renewed within the late-Victorian hall extension, and both from community function and education rooms in the basement of both structures, opening directly into an extended lightwell area.
- 1.11 Two modifications of the existing internal staircase are required to achieve the separation: removal of the ground-floor to basement flight, the fabric of which was added in 1949 in a non-traditional style; and the creation of a subsidiary flight rising from the half-landing level of the 1820s staircase through the original rear façade to serve a third bedroom in a mezzanine level of the rear hall extension. The former alteration would cause some harm by blocking the original domestic circulation sequence, but critically these would come at no significant cost to the 1820s fabric. The latter alteration would cause some harm by altering the original circulation, enclosure and geometries of the modest but elegant winding Georgian stair; however, it would mitigate this harm by a quality of design and materiality creating a modification as elegant and harmonious as the basic form.
- 1.12 Timber linings to the stair, a pocket door allowing reinstatement of the historic enclosure, and a compositional balance with the off-centre sash window all contribute to an attractive if irregular design. Addition of a dormer window – wholly concealed from public views between the flank of the church and the pitched room of the hall extension – with a small rooflight over the stair corridor, would involve loss of a small amount of Victorian roof fabric but still allow borrowed natural light

into the original staircase. A third bedroom – central to the brief of providing comfortable private quarters with three bedrooms for Pastoral families, separate from public or semi-public spaces – cannot reasonably or less harmfully be accommodated within the envelope of the 1820s house.

- 1.13 A door into the drawing room would be created from the bottom of the staircase in a typical location, appropriate to the symmetrical plan of the west frontage of the house, its details to be controlled by condition. Within the hall extension, modern ceilings and partitions would be cleared away to expose the decorative timber trusses and corbels of the roof structure, and the quatrefoil window in the east wall, within an open-plan kitchen and dining room suitable for pastoral visits and entertaining VIP visitors to the Pastor and community. The fabric for demolition is of low significance and there is heritage benefit in reinstatement of most of the original volume of the hall (the third-bedroom mezzanine extension being set-behind the central truss, exposing two of the three to full view).
- 1.14 In the basement, alterations to doorways would involve loss of a very modest amount of nineteenth-century fabric, but no historic decorative finishes, and would create an accessible sequence of rooms available for community functions and language teaching. No significant alteration would be made to the plan of the basement beneath the 1820s house. The replacement of modern metal French-doors in the basement level of the south-frontage in a similar style will leave the phase of this alteration legible and otherwise complement the historic fenestration above. In the eastern end of this level of the elevation, a high-level modern window would be dropped to reflect the additional excavation of the lightwell and removal of concrete steps, with a fixed-glazed panel, consistent with the language of new openings on the north elevation, fitted to light the classroom space within.

### *South garden*

- 1.15 The existing lightwell retaining wall and area on the south elevation dates from the Post-War phase of alterations, but incorporates and otherwise makes use of high-quality traditional stock-brick and stone-dressed facades and materials dating from the nineteenth-century. The proposals would replace the twentieth-century retaining wall with terracing to better light and connect the basement level to the public garden. Retained and reinstated York-stone paving would be complemented by new stone finishes, including the lining to a new doorway made in the east wall of the lobby beneath the bridge to the late-Victorian hall entrance in the ground-floor of the south elevation.
- 1.16 An existing modern flight of steps from the garden would be demolished and replaced with a high-quality new stone flight, incorporating the brick bridge structure beneath to serve as a passageway, retaining the historic entrance sequence and separation between the east and west lightwells. As elsewhere, where alterations to existing or traditional layout and volumes are involved, mainly or only twentieth-century fabric of limited significance is to be lost, and the proposed replacement would be legible as a modern intervention appropriate in arrangement and finished in high-quality, complementary materials. Elsewhere on the south side, alterations associated with construction and re-landscaping would involve no permanent loss of significant fabric and would result in an enhanced setting of the public-facing frontage to the pastoral range of the complex.

### *The Church*

- 1.17 The floor of the church was replaced with an RC slab after bomb damage, and contains a crawl space beneath bounded by the brick walls of the building. A

ground-sourced heat pump to be installed beneath the south garden would run to this crawl space to serve under-floor heating for the church nave, via the upgraded boiler facilities housed in an extension on its eastern end, bringing sustainability benefits to the whole complex without risk of harm to any sensitive elements of the building's structure or loss of significant fabric. The church would benefit from enhanced accessibility thanks to the stair-lift on the north elevation.

### *Conditions*

- 1.18 Conditions would be added to secure further design details of the works to the listed building as follows:
- Detailed drawings of:
    - all new doors and windows, including jambs and architraves and external handrails.
    - detailed plan, section and elevation drawings detailing structural interventions involved in construction of the new mezzanine-level bedroom in the vicarage.
  - A savage strategy with method statement for:
    - deconstruction and reconstruction of a section of the eastern boundary wall to Albany Street in connection with construction works;
    - removal, storage and reinstatement of nineteenth-century fabric and facing materials including doors, windows, flagstones and other stone finishes should be prepared and submitted, minimising disposals.
  - On-site samples of all new floor finishes and facing materials, including hard landscaping.

### *Heritage conclusions*

- 1.19 Harm arising from loss of nineteenth-century fabric and alteration to elements of nineteenth-century plan-form would have an impact on the special interest of the listed building. However it is limited almost entirely to non-decorative and non-facing fabric, mitigated by careful design, specification of high-quality and coherently-designed new materials consistent with the spatial and architectural qualities of the original, and is justified by a combination of heritage benefits (revealing and better presenting significant fabric and spaces) and enhancements to sustainability, access and community facilities. There is modest public benefit also in enhancing the suitability of the complex to serve the Danish community in London and its friends, which now represents the Optimum Viable Use of the church, hall and vicarage at St Katharine's.
- 1.20 Alterations to the south garden would have most effect on the character and appearance of the Conservation Area, but would not affect the Precinct's contribution to the essential significance of the CA as a heritage asset, which is as part of the Classical enclosure to Nash's grand plan for Regent's Park. The building envelope would otherwise be unaltered in any public views, while re-landscaping in the south garden would create an altered but enhanced setting to the listed building. The whole proposal has been designed with care to add legible new layers of architectural intervention, which will raise the finished design quality of the whole complex, while preserving those elements of highest significance from previous phases, across three centuries.
- 1.21 Harmful alterations have been avoided through pre-application consultation and subsequent revisions, and otherwise minimised and mitigated by design. Remaining instances of harm are either balanced by heritage benefits integral to



the scheme, or justified by other public benefits mentioned above. 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.16 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Subject to the conditions set out above, the proposals are acceptable in terms of policy D1 and D2.

## **Amenity**

1.22 The new dormer would be located on the inner roof slope of the Vicarage and therefore there would be no opportunities for overlooking or loss of privacy in nearby residences. A dense bed of trees and shrubs separates the garden area from the nearest residential property at 60 Cumberland Terrace and the ground floor of 3 St Katharine's Precinct (which directly overlooks the south garden). None of the other external works would result in opportunities for new overlooking or loss of privacy to neighbouring residences. The development would facilitate easier access to the garden from the building and may lead to greater use of the garden, but this would remain ancillary to the function of the Church and it is considered that it would not lead to any significant impact on neighbouring residential amenity. The proposals are therefore acceptable in terms of policy A1.

## **Basement works**

- 1.23 A key element of the proposals involves the opening up of the lightwell on the garden elevation, which would require excavation works. Furthermore the proposals include an extension to the basement area under the North Hall. CampbellReith audited the submitted Basement Impact Assessment and confirmed that :
- Appropriate site investigation works have been undertaken to prove the existence of the current foundations and substructure for design purposes.
  - Temporary works and structural information have been provided for review.
  - The existing foundations will not be undermined. New retaining walls and slopes will be created for lightwells.
- 1.24 CampbellReith conclude that the BIA demonstrates that the damage impacts will be maintained within the limits required by LBC guidance and the proposed development will not impact the wider hydrological or hydrogeological environments. The applicants have confirmed the BIA authors' qualifications and therefore the BIA meets the requirements of policy A5 and basement planning guidance. Conditions would be added requiring the basement works to be carried out in accordance with the submitted BIA and for a suitably qualified engineer to be engaged for the duration of the works in order to ensure that the impact is as predicted.

## **Transport/highway considerations**

1.25 The proposals include the temporary removal of a 4m long section of wall on the rear of the site facing Albany Street in order to facilitate access by works vehicles and the piling rig for the ground source heat bores. Officers acknowledge that the temporary removal of the unlisted wall would ease the movement of vehicles into/out of the site, and the proposal is acceptable in principle. The proposals would require the appropriate licences from the local Highways Authority but the works are sufficiently small in scale that a Construction Management Plan is not considered necessary. In any event the use of Albany Street for vehicles associated with the development would minimise the potential for impact on the

nearest residents in St Katharine's Precinct and on pedestrian and cycle activity on the Outer Circle.

- 1.26 The removal of the wall would require a temporary dropped kerb to be installed on Albany Street and the subsequent re-instatement of paving which is likely to be damaged as a result of the vehicle access. A financial contribution to recover the costs of these works to the public highway would be secured by s106 legal agreement.
- 1.27 **Amendment note:** subsequent to the publication of the Members Briefing report on 12<sup>th</sup> July officers were advised that there was no planning requirement for a s106 legal agreement to secure a Highways contribution because separate legislation exists to cover the concerns. In effect the applicant should apply for a Building Licence for a temporary crossover (from Camden Highways team) and will carry out the works themselves if they have an accredited contractor, or the Councils contractor will complete the works at the developers expense. Either way this will be covered by the Highways licensing arrangements and so a planning obligation is not necessary. This includes both the creation of the temporary crossover and reinstating the footway after the works are complete. The recommendation to 'grant conditional planning permission subject to a s106 legal agreement' was therefore amended to 'grant conditional planning permission'

## Sustainability

- 1.28 The proposals include the installation of under floor heating in the crawl space under the Nave, with heat sourced from a ground source heat pump system. The applicant advises that the ground source heat pump engineer who undertook a feasibility study of the site identified the need for three boreholes of 150mm diameter, reaching 120m below ground. The three boreholes would be spaced 8m apart and arranged away from the tree root zones as reasonably possible. The installation contractor noted they have a system which identifies and works around major tree roots whilst they are drilling, as they often work within constrained and sensitive sites in London. The three boreholes are connected by conduit trenches which are 800mm wide and sit 1200mm below ground. They can be arranged in a line, so only require one trench. The drilling rig would enter from the back site entrance from Albany Street.
- 1.29 The boring for the ground source heat infrastructure would have no lasting impact on the character and appearance of the site or the setting of the listed building. Officers also consider that they are neither significant enough in size or number to merit inclusion in the BIA. No details of the compressors/pumps themselves have been included and so an informative would be added to highlight that separate planning permission would be required for the installation of external plant equipment. The proposals for a sustainable approach to providing heat in the Church are consistent with policies CC1 and CC2 and are acceptable.

## Trees & landscape

- 1.30 The proposals include landscape works which would involve a reconfiguration of the planting and raised bed arrangements but would result in no loss of lawn space or sense of open character in the grounds of the Church. The proposals involve:
- Removal of low fence encircling the Jelling Stone replica
  - Extension to lightwells by the removal of existing lightwell retaining walls
  - Removal of Vicarage stair internal stair treads

- Removal of low garden wall containing shrubs
- The proposals involve the removal of three trees:
  - T2 (early mature cherry, cat. C)
  - T9 (early mature lime, cat. C) and
  - T17 (early mature holly, cat. C).

- 1.31 T2 is an unremarkable cherry tree which is growing in close proximity to the boundary wall on the Albany Road frontage of the site. The tree is highly visible from the public realm and is considered to contribute to the character of the Regent's Park Conservation Area. However, the loss of what it provides in terms of visual amenity and canopy cover could be mitigated against through replacement planting. This also applies to T9, which is larger in size than T2 and is therefore more prominent but is in poor condition physiologically.
- 1.32 T17 is holly tree close to centre of the site which is yet to achieve its ultimate size and form, and is growing in such close proximity to the three arches at the side of the church. It has a limited safe useful life expectancy due to its location.
- 1.33 As such the removal of the three trees is considered acceptable in planning terms provided a comprehensive replacement tree planting plan is secured by condition. Initial proposals for replacement trees demonstrate that it is possible to mitigate the loss of the trees through replacement planting on site, but further details of appropriate species and location will need to be secured by condition. It is recommended that T2 be replaced by a Cherry (such as Prunus "Accolade") close to T2's current position near the boundary with Albany Street. Furthermore the replacement of T17 should give consideration to Crataegus monogyna "Stricta", an upright hawthorn, which is a sustainable choice for this location due to its upright habit and ecological quality.
- 1.34 Overall the landscape proposals are in broadly outline form but are acceptable, subject to further details being secured by condition. A condition would also secure further details of the tree protection measures which must be augmented to include measures to protect tree roots, and in particular T14, during the ground source borehole works and associated trunking/conduits.

## Conclusion

- 1.35 The proposals would enable the Church to adapt its environment by modernising the teaching and outreach facilities and to allow it to continue its role in the Danish community in London. The proposals have avoided harmful alterations through pre-application consultation and subsequent revisions, and otherwise minimised and mitigated by design. Remaining instances of harm are either balanced by heritage benefits integral to the scheme, or justified by other public benefits mentioned above. 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.16 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Subject to the conditions as set out above, the proposals are acceptable.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16<sup>th</sup> July 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***