

Application ref: 2018/2186/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 17 July 2018

Development Management
Regeneration and Planning
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C.F. Moller Architects
Metropolitan Wharf Building, Unit G
70 Wapping Wall
London
E1W 3SS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Vicarage
The Danish Church
St Katharine's Precinct
London
NW1 4HH

Proposal:

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 including 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.

Drawing Nos: OS Plan 85331-CFM-20-100, Existing Site Plan 85331-CFM-20-101, Proposed Site Plan 85331-CFM-20-102.

Existing/Demolition Drawings

All Prefix 85331-16-82-: FP-B(Basement), FP-G(Ground), FP-1 (1st), SECT-01 (S1, S2, S3), SECT-02(S4, S5, S6), SECT-03(S7), SECT-04(S8), SECT-05 (S9), EL-02(East elevation), EL-01(West elevation);

Prefix 85331-CFM- 18-100 (North elevation), 18-102 (South elevation), 00-110 (Vicarage Basement demo), 00-111 (Vicarage Ground Floor demo), 00-112 (Vicarage 1st Floor

demo), 00-100 (North Wing Basement demo), 00-101 (North Wing Ground Floor demo), 00-113 (Vicarage SectionC-C demo), 00-102 (North Wing SecD-D, E-E demo), 00-103 (North Wing Sec F-F demo).

PROPOSED

Prefix 85331-CFM-: 20-120 (Vicarage Basement), 20-121 (Vicarage Ground Floor), 20-122 (Vicarage 1st Floor), 20-110 (North Wing Basement), 20-111 (North Wing Ground Floor), 19-110 (Vicarage SecA-A), 19-111 (Vicarage SecB-B), 19-112 (Vicarage SecC-C), 19-100 (North Wing SecD-D, E-E), 19-101 (North Wing SecF-F), 18-110 (North Elevation), 18-112 (South Elevation), 19-120 Vicarage Internal Dormer Stair Connection), Danish Church Vicarage Stair 26.06.18.

Landscape: 85331-CFM-20-105 South Garden Landscape Plan;

Design and Access & Heritage Statement; Basement Impact Assessment & Structures (by Alan Baxter, May 2018); Letter from James Hinks (Alan Baxter Ltd) ref 1601/210/JHi/mw (dated 10 July 2018); Arboricultural Impact Assessment , Tree Protection Plan & Tree Survey (Treework Environmental Practice, ref 180504-1.0-TDC-AIA-MS, May 2018).

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS Plan 85331-CFM-20-100, Existing Site Plan 85331-CFM-20-101, Proposed Site Plan 85331-CFM-20-102.

Existing/Demolition Drawings

All Prefix 85331-16-82-: FP-B(Basement), FP-G(Ground), FP-1 (1st), SECT-01 (S1, S2, S3), SECT-02(S4, S5, S6), SECT-03(S7), SECT-04(S8), SECT-05 (S9), EL-02(East elevation), EL-01(West elevation);

Prefix 85331-CFM- 18-100 (North elevation), 18-102 (South elevation), 00-110

(Vicarage Basement demo), 00-111 (Vicarage Ground Floor demo), 00-112 (Vicarage 1st Floor demo), 00-100 (North Wing Basement demo), 00-101 (North Wing Ground Floor demo), 00-113 (Vicarage SectionC-C demo), 00-102 (North Wing SecD-D, E-E demo), 00-103 (North Wing Sec F-F demo).

PROPOSED

Prefix 85331-CFM-: 20-120 (Vicarage Basement), 20-121 (Vicarage Ground Floor), 20-122 (Vicarage 1st Floor), 20-110 (North Wing Basement), 20-111 (North Wing Ground Floor), 19-110 (Vicarage SecA-A), 19-111 (Vicarage SecB-B), 19-112 (Vicarage SecC-C), 19-100 (North Wing SecD-D, E-E), 19-101 (North Wing SecF-F), 18-110 (North Elevation), 18-112 (South Elevation), 19-120 Vicarage Internal Dormer Stair Connection), Danish Church Vicarage Stair 26.06.18.

Landscape: 85331-CFM-20-105 South Garden Landscape Plan;

Design and Access & Heritage Statement; Basement Impact Assessment & Structures (by Alan Baxter, May 2018); Letter from James Hinks (Alan Baxter Ltd) ref 1601/210/JHi/mw (dated 10 July 2018); Arboricultural Impact Assessment , Tree Protection Plan & Tree Survey (Treework Environmental Practice, ref 180504-1.0-TDC-AIA-MS, May 2018).

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing.

Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and shall include details and methodology of how trees would be protected during the piling of the ground source boreholes and subsequently by any subterranean cables/conduits/trunking runs.

All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 No works to the garden landscaping shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing.

Such details shall include details of :

- a. The location, species and size of three trees as replacements for T2, T9, T17,
- b. Any proposed earthworks including grading, mounding and other changes in ground levels and
- c. A scheme of maintenance for three years from the time of planting, including details of irrigation/watering, prepared in accordance with BS8545:2014

and best arboricultural practice

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

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 7 The basement works shall be carried out in accordance with the recommendations and methodologies in the Basement Impact Assessment & Structures (by Alan Baxter, May 2018) hereby approved.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden

website 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.

3 Tree replacement:

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 its upright habitat and ecological quality.

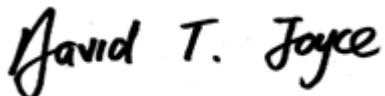
4 Your attention is drawn to the fact that this consent does not include planning permission for external plant equipment associated with ground source heat pumps, which would require a separate application for planning permission, with a submission that is accompanied by an acoustic report which demonstrates the noise impact and any mitigation measures necessary to achieve Camden's noise standards.

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 initial 'D'.

David Joyce
Director of Regeneration and Planning