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Metropolitan Wharf Building, Unit G
70 Wapping Wall
London
E1W 3SS

Application Ref: **2018/2185/L**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

17 July 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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

Proposal:

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.

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 (First), 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 (Existing North elevation), 18-102 (Existing 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.

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

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.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Typical details of new external handrails at a scale of 1:10. including materials, finish and method of fixing.
 - b) Plan, elevation and section drawings of all new doors and windows at a scale of 1:10.
 - c) Plan, elevation and section drawings, including jambs, head and cill, architraves, of all new window and door openings.
 - d) Plan, elevation and section drawings showing all structural interventions associated with the mezzanine level bedroom.
 - e) Samples and/or manufacturer's details of new floor finishes, facing materials and hard landscape materials to be provided on site and retained on site during the course of the works).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Prior to the commencement of the relevant works, method statements and salvage strategies for the following elements shall be submitted to approved in writing by the local planning authority:
 - a. Details of the dismantling, storage and reconstruction of the section of wall to Albany Street.
 - b. Details of the removal, storage and reinstatement of nineteenth century fabric and facing materials including doors, windows, flagstones and other stone finishes, with an emphasis on maximising re-use.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

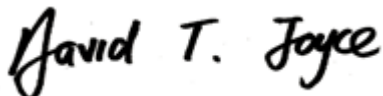
Informative(s):

- 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 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 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning