

Application ref: 2018/6147/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 30 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Ms Rebecca Skerrett
GVA
Norfolk House
7 Norfolk Street
Manchester
M2 1DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

St Marks Church
Prince Albert Road
London
NW1 7TN

Proposal: Installation of an electrical meter cabinet and associated development, to church curtilage.

Drawing Nos: 100 Rev A; 101 Rev A; 200 Rev A; 201 Rev B; 300 Rev A; 301 Rev B;
607 Rev A; Cover Letter NET/A04058/CTIL dared 03/12/2018; G-100602 Rev G;
Confirmation of cabinet position - Email From Rebecca Skerrett dated 24/04/19.

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:

100 Rev A; 101 Rev A; 200 Rev A; 201 Rev B; 300 Rev A; 301 Rev B; 607 Rev A; Cover Letter NET/A04058/CTIL dated 03/12/2018; G-100602 Rev G; Confirmation of cabinet position - Email From Rebecca Skerrett dated 24/04/19.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed cabinet would be located adjacent to the existing St Marks Church boundary wall, within the curtilage of the church, close to the junction of St Marks Square and Prince Albert Road.

The Church is surrounded by a boundary wall of 1m, with 1.5m high pillars, and flower beds. The cabinet would be located adjacent to a boundary pillar and would have proportionate scale and dimensions (655x264x1215mm), fitting in within the pillar's height and width. The cabinet would be painted green to relate to the greenery around it making it less visible from public vantage points, preserving the appearance of the church and its setting.

The applicant confirmed that the cabinet would be installed at a distance of 200mm off the wall on its own foundations. This would be considered acceptable as no harm would be caused to the listed boundary treatment.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s. 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Furthermore, special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the nature of the proposal, location, scale and dimensions, it is considered that no harm would be caused to the amenity of the neighbouring occupiers, or users of the church, nor to the pedestrians passing in front of the boundary wall.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer