

Application ref: 2019/2183/P  
Contact: Charles Thuaire  
Tel: 020 7974 5867  
Date: 19 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Thomas Ford and Partners  
177 Kirkdale  
Sydenham  
London  
SE26 4QH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**St Peter's Church**  
**Belsize Square**  
**London**  
**NW3 4EY**

Proposal: Alterations to the north side of tower, involving removal of one slate louvre and installation of new access door and ladder into valley gutter on nave roof

Drawing Nos: DET-09B, 11; GA-03A, 04, 05; Statement of Need by Thomas Ford dated November 2018, Faculty form 7 dated 14.6.19

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 policies 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- DET-09B, 11; GA-03A, 04, 05; Statement of Need by Thomas Ford dated November 2018, Faculty form 7 dated 14.6.19,

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

Informative(s):

- 1 Reasons for granting permission-

The alteration involves removal of one slate louvre on the tower's north side and installation of an internal timber access door and external steel ladder. The applicant has confirmed that there will be no handrail to the ladder in response to a concern expressed by the local conservation group. The works are justified by the need to gain easy access to the valley roof for maintaining the hidden gutter here. A Faculty has been awarded by the Diocese of London for the works to this Grade 2 listed building hence formal listed building consent is not required.

The alteration is very minor and will be barely visible if at all from the street level due to the hidden location between the belfry tower and nave roofslope. The design and materials are considered appropriate; their discreet scope and location means that the external works will have no harmful impact on the external appearance and character of the building, streetscene and conservation area. There will be no harm to historic fabric or special interest of the listed building.

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

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been 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 the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.

- 4 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).
- 5 You are advised that, as a Faculty has been awarded by the Diocese of London for these works, formal listed building consent is not required and thus the associated listed building application ref 2019/2852/L has been withdrawn.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer