

Application ref: 2019/3476/L
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 16 September 2019

Development Management
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Ms Harriet Bartlett
Telephone House
69-77 Paul Street
London
EC2A 4NW
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

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

Proposal:

Detailed drawings relating to the mezzanine bedroom as required by condition 4(d) of Listed Building Consent ref 2018/2185/L (dated 17/07/2018).

Drawing Nos: Prefix 85331-CFM-19-: 210 Section E-E rev B, 212 Section G-G rev B, 213 Section H-H rev B;

Prefix 85331-CFM-20-: 122 First Floor Level rev B, 123 Roof Plan rev B, 500 Dormer Roof rev B.

Prefix C1601/210/: 202 Proposed Structure 1st floor plan, 203 Proposed Structure Roof Plan, 210 Proposed Structure Section AA rev B, 230 Proposed Structure 1st floor details sheet 1, 235 Proposed Structure Roof details sheet 1 rev A.

The Council has considered your application and decided to grant Approval of Details (Listed Building).

Informative(s):

1 Reason for granting permission-

Listed building consent condition 4 (part d) requires plan, elevation and section drawings showing all structural interventions associated with the mezzanine level bedroom in the vicarage building.

The details submitted relate to the installation of the dormer and its associated mezzanine level bedroom. The details show that the dormer roof would be set below the ridge level which would ensure it is not visible from within the church grounds, which is welcomed. The dormer roof cheeks would be finished in zinc cladding. The detailed proposals confirm that the stair access to the dormer room would be consistent with the approved permission.

Overall the details are consistent with the approved permission, would preserve the special architectural interest and historic interest of the building and the character and appearance of the conservation area. As such, the submitted details are considered acceptable and are in accordance with policy D2 of the London Borough of Camden Local Plan 2017.

2 Details required by condition 4b (tree protection before piling works) of planning permission 2018/2186/P (as amended by planning application 2019/0029/p) are currently under assessment.

You are reminded that condition 4a (external handrails) and 4e (floor finishes, facing materials, hard landscaping materials) of listed building consent 2018/2185/L require details to be submitted to and approved in writing by the local planning authority before the relevant works commence.

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