

Application ref: 2019/3903/P
Contact: Tony Young
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Date: 26 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Roger Mears Architects LLP
Union Chapel
Compton Avenue
London
N1 2XD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

St Michaels Church
South Grove
London
N6 6BJ

Proposal:

Installation of a single steel railing and raised parapet to Church Hall link roof.

Drawing Nos: (1811/-)00 rev B, 05 rev A, 14 rev C, 17 rev C; Heritage Design and Access Statement from Roger Mears Architects dated 07/11/2019.

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: (1811/-)00 rev B, 05 rev A, 14 rev C, 17 rev C; Heritage Design and Access Statement from Roger Mears Architects dated 07/11/2019.

Reason:

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

- 4 The roof area enclosed by the railing hereby approved shall not be used as a roof terrace and access shall be for maintenance purposes only.

Reason: In order to safeguard the amenities of any neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 The steel tubular railing hereby approved shall be finished in a black colour finish unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the appearance of the building and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed works involve the installation of a single steel railing between the main Grade II* listed St. Michael's Church building and the more contemporary Church Hall, a late 20th Century addition, and the raising up of the existing west parapet on the flat roof link between the 2 buildings. Permission is sought for these alterations in order to improve health and safety conditions during periods when maintenance work is being carried out in this area.

The black steel tubular railing or handrail would be 48mm in diameter and fixed to the wall of each building with rose covers. The modern Church Hall is considered to be of secondary importance in terms of any architectural or historic interest, and as such, the fixing of the railing would be of no particular significance. On the main Church building side, the handrail would be fixed within existing mortar joints to avoid any damage to the original fabric. The railing would be fitted to comply with HSE recommendation for working on roofs. The west parapet would also be raised up by 2 brick courses to allow for appropriate gutter depth and upstand. The existing coping stone would be removed to allow for these works of alteration before being reinstated on top of the new raised parapet in order to retain a similar appearance.

The proposed alterations would manifest themselves discreetly in this location

and would appear as sensitive alterations, not noticeably different from the existing appearance, and would not be visible from public views. As a consequence, the visual impact on the exterior of the listed Church building would be low. Any methods of installation or fixing of the railing would also ensure that the alterations would be reversible in nature. Overall therefore, in terms of the detailed design, size, methods of fixing, colour, location and materials, the proposals are considered to be acceptable as they would not adversely impact on the special architectural and historic interest of the Grade II* listed Church building and wider setting, nor detract from the character and appearance of the Highgate Conservation or Highgate Neighbourhood Areas, in accordance with Council policies and guidance.

Concerns were initially raised by the Council in so far as the proposed steel railing with wire infill would likely appear unduly prominent and incongruous in this location, and as such, harmful to the special architectural and historic interest of the listed Church building. Following amendments and the receipt of revised drawings from the applicant, the proposals are now considered to be acceptable.

There are no amenity concerns as a result of these proposals to neighbouring properties given the minor nature of the proposals and significant distance away from the nearest residential property.

The site's planning and appeals history has been taken into account when coming to this decision. An objection was received from the Highgate Conservation Area Advisory Committee to the original proposals; however, they have written in support of the revised proposal. No other objections were received following statutory consultation. All responses are summarised in the 'Consultations Summary' sheet that accompanies this decision.

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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies DH2 and DH5 of the Highgate Neighbourhood Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 2 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).
- 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 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.
- 5 The applicant is advised that this permission relates solely to the works as described in the proposed description above and does not grant approval or consent for any other alterations shown on the approved drawings or documents.
- 6 The Ecclesiastical Exemption (Listed Buildings and Conservation Areas) England Order 2010 means that works to places of worship in use by one of the exempt religious denominations are exempt from the requirement of listed building consent, and as such, an associated listed building consent application is not required for the works as described in the above proposed description.

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