

Application ref: 2020/0271/L  
Contact: Rose Todd  
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Date: 11 March 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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EC2A 4NW  
United Kingdom

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:

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: Basement level - Terraces. Material Summary.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

1 Reasons for granting listed building consent (delegated):

St Katherine's College Chapel was designed by Ambrose Poynter and built for the Royal Hospital of St Katherine 1826-28 when the original foundation adjacent to the Tower of London was demolished to make way for St Katherine's Dock. The building is Grade II\*.

Consent was granted previously (2018/2185/L + 2018/2186/P) for extensive refurbishment and alterations including the formation of a sunken terrace at lower ground level adjacent to the Vicarage.

This application governs the details requested in Condition 4e of application 2018/2185/L namely details of the materials to be used in the construction of the terrace.

Condition 4e is duly considered to be discharged. Conditions 4a - 4d and Condition 5 are not covered by this application.

The application has been advertised in the press and by means of a site notice. Regent's Park Conservation Area Advisory Committee raised no objections. Historic England did not comment. The site's planning history has been taken into account when making 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.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

- 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 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.
- 4 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.

- 5 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.
- 6 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