

Application ref: 2020/4808/P
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Date: 13 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Hanslip & Co Architects & Heritage Consultants
16 Swains Lane
London
N6 6QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
All Hallows' Church
Savernake Road
London
NW3 2JP

Proposal:

Erection of 3 no. stone war memorial tablets on west wall of church adjacent to existing freestanding memorial.

Drawing Nos: Site Location Plan; 344-03-01A Existing Elevations; 344-03-02A Detailed Existing Elevations & Photograph; 344-03 03 Block Plan; 344-03-11C Proposed Elevations; 344-03-12C Detailed Proposed Elevations & Photograph; 344-03 13 Proposed Memorial Plan & Section; Statement of Needs; Statement of Significance; Design and Access Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; 344-03-01A Existing Elevations; 344-03-02A Detailed Existing Elevations & Photograph; 344-03 03 Block Plan; 344-03-11C Proposed Elevations; 344-03-12C Detailed Proposed Elevations & Photograph; 344-03 13 Proposed Memorial Plan & Section; Statement of Needs; Statement of Significance; Design and Access Statement.

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

- 3 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 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The application site is the grade II* listed Church of All Hallows, which is situated in the Mansfield Conservation Area. The church was built from 1889-1901 to the design of James Brooks in a French Gothic style, with the chancel and chapel of the Blessed Sacrament by Sir Giles Gilbert Scott dating from 1913. The building is constructed from Ancaster stone with rusticated coursed rubble and freestone dressings, and has steeply-pitched slate roofs.

Planning permission is sought for the erection of three stone war memorial tablets on the west wall of the church adjacent to the existing freestanding grade II listed World War I memorial, which is located in close proximity to the junction of Savernake Road and Shirlock Road within an octagonal area bounded by planting and stone kerbs. The project has partly arisen because of the recent anniversary of the Armistice which saw increased interest in war memorials. The inscriptions on the existing memorial have worn away over time, and the names of the fallen are not commemorated because it was erected before the war had finished. It is therefore proposed to mount three stone tablets on the west façade of the church, to improve the interpretation of the memorial and more suitably commemorate the deceased, particularly at the time of annual Remembrance Sunday services. Recent research has revealed

additional names for inclusion on the tablets, meaning a more comprehensive number of commemorations can be included.

The tablets will each measure 685mm wide by 585mm high, reflecting the size of the existing noticeboards either side of the west door. They will be constructed from Portland stone, which has been selected to echo the stone of the war memorial, and will gently contrast with the warm tones of the Ancaster stone on the west wall of the church. The tablets will be mounted on stainless steel brackets secured into the mortar joints of the wall, and held off the surface of the irregular stone, allowing for air circulation behind. The inscriptions on the existing wall memorial will be replicated on the tablets, together with thirteen lines of names in three columns. The lettering will be formed in V-profile incisions with a light serif, based on a survey of the existing memorial. The lettering will be 35mm high, and 50mm for the title lines. The lettering and layout of the tablets have been designed for maximum legibility and will be positioned at a height on the wall so that they are as visible as possible.

The proposed works will be of a reversible nature, having minimal impact on the historic fabric of the grade II* listed building. The tablets will complement the significance of the grade II listed war memorial, as well as aiding its interpretation. As such, no harm will be caused to the grade II* listed church, to the grade II listed war memorial, or to the character and appearance of the conservation area. There will be no impacts on neighbourhood amenity.

Public consultation was undertaken by means of a site notice and a press notice, but no responses were received. Mansfield CAAC and the War Memorials Trust were consulted, but chose not to respond.

The site's planning history has been taken into account when making this decision. A faculty has been obtained from the Diocese of London under the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) England Order 2010.

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 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may

mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

- 3 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.
- 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 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

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

Daniel Pope
Chief Planning Officer