

Application ref: 2021/5336/L
Contact: Alan Wito
Tel: 020 7974 6392
Email: Alan.Wito@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Ryan Bunce & Company Ltd
181 Union Street
The Bury
London
SE1 0LN
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Pilgrim's Place
Rosslyn Hill
London
NW3 1NG

Proposal:

Re-covering of pitched roofs in natural slate with associated repairs to coping stones.

Drawing Nos: J 239 01; J 239 03; J 239 04; J 239 05; J 239 06 Rev A; J 239 07 Rev A;
J 239 08 Rev A; J 239 09; Design and Access Statement October 2021;

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

J 239 01; J 239 03; J 239 04; J 239 05; J 239 06 Rev A; J 239 07 Rev A; J 239 08 Rev A; J 239 09; Design and Access Statement October 2021;

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Sample of proposed roof slate.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Rosslyn Hill Chapel dates from 1862 by John Johnson with later additions by Thomas Worthington in 1885. It is constructed from Kentish ragstone rubble with Portland stone dressings. The steeply pitched roof is clad in natural Welsh slate.

It is proposed to replace all the roof slates on the building with new to match the existing. Over the years periodic repairs have been made to the roof where slates have been replaced as and when required. Following a full survey of the roof it was discovered that a significant number of slates were now cracked and delaminating which is symptomatic of them coming to the end of their natural life. This is not unexpected as natural slate can have a life span of over 150 years.

Whilst the removal of the original slates will result in the loss of historic fabric in this case it is justified due to the condition of the slates and also because roof coverings are part of the building that needs periodic renewal as it is most exposed to the weather. The new roof covering will match the existing and ensure that in the long term the building's good condition will be maintained.

A small number of vents tiles are proposed to aid ventilation to the roof structure but these have been carefully located in roof valleys so that they will not be visible.

The proposed works preserve the special interest of the listed building.

The application has been advertised in the press and by means of a site notice but no consultation responses were received from this.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 2021.

- 2 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.
- 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, 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer