

Application ref: 2021/6162/L  
Contact: Alan Wito  
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Date: 12 March 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE  
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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Ryan Bunce & Company Ltd  
181 Union Street  
London  
SE1 0LN

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**1-3 Pilgrim's Place**  
**Rosslyn Hill**  
**London**  
**NW3 1NG**

Proposal:  
Conversion of existing crypt plant room into meeting room with WC provision.  
Drawing Nos: J 239/SL; J 239 01; J 239 02 Rev A; J 239 03; J 239 04 Rev D; J 239 05 Rev C; J 239 06;

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/SL; J 239 01; J 239 02 Rev A; J 239 03; J 239 04 Rev D; J 239 05 Rev C; J 239 06;

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.

Informative(s):

- 1 Rosslyn Hill Chapel is a Grade II listed building which 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 convert the existing small crypt at the north of the church into an office with toilet area. The crypt itself is modest in appearance with a mixture of setts and stone flags on the floor, painted brick walls and a brick jack-arched ceiling.

There is a damp problem in the basement with water ingressing through the ground. As result it is proposed to line both the floor and the walls with plasterboard set in front of a 50mm ventilated void. Such an approach is often used in basement areas with damp problems as it allows the historic fabric to be retained undamaged whilst also allowing ventilation to avoid the build up of moisture behind the plasterboard. As the plasterboard is fixed to plastic supports it is detached from the historic fabric and entirely reversible.

Strip lights will be run along the length of the ceiling arches which will allow their original form to be clearly seen.

An unauthorised plastic window in what is an enclosed lightwell to the front is to be replaced with a timber window to match the detailing of other windows in the building.

The proposed works preserve the character of the listed building, and as such cause no harm to its special interest.

Although no statutory consultation was necessary for this application, one comment was received from a member of the public regarding the works proposed. Once they had viewed the plans in more detail they raised no objections to the proposals.

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](http://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.

- 5 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).
- 6 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.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

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

Daniel Pope  
Chief Planning Officer