

Application ref: 2022/1216/L
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Date: 6 May 2022

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Ryan Bunce & Company Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
Pilgrim's Place
Roslyn Hill
London
Camden
NW3 1NG

Proposal:

Details of slate sample required by condition 4(a) of listed building consent dated 28/2/22 (2021/5336/L) for the re-covering of pitched roofs.

Drawing Nos: Discharge of Listed Building Consent (2021/5336/L) Condition 4 March 2022;

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 Roslyn 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 slate.

Listed building consent was granted on 28/02/2022 for the re-covering of pitched roofs in natural slate with associated repairs to coping stones. Condition 4a of the consent required the submission of a slate sample for approval before the works commence.

A sample of the slate was inspected at the building and compared with the existing. The existing roof is a patchwork of two different slates, one being the original the others replacements.

The proposed slate is a good quality, durable natural slate which is an appropriate roofing material for this building and will ensure a consistent roof finish all over. With an expected lifespan of over one hundred years they should ensure in the long term the building's condition remains sound.

The proposed works preserve the special interest of the listed building and therefore it is recommended that the condition is approved.

Public consultation took place through a press notice and site notice. Additionally Hampstead Neighbourhood Forum and Hampstead CAAC were consulted. No responses were received.

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 all conditions relating to listed building consent granted on 28/2/22 (ref 2021/5336/L) which need details to be submitted, have been approved.

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer