

Application ref: 2022/3115/L
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Date: 30 September 2022

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Mr. Goerge Athanasi
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**All Saints Church
Camden Street
London
Camden
NW1 0JA**

Proposal:

Internal alterations to entrance lobby and new heating system installation

Drawing Nos: Design Access and Heritage Statement incorporating Site Location Plan;

Drawings Numbered: 0700 01; 0700 03; 0700 06; PH1; PH2; PH3;

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:

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

Site and Significance

The church was formerly an Anglican church, dating from 1822. It has been a Greek Orthodox church since 1940, meaning its interior is not subject to the Ecclesiastical Exemption. It is listed at Grade I. Its significance includes its architectural design and materials, its planform as an Anglican church, its cultural and spiritual significance as a long-standing Greek Orthodox church, and its townscape value. It is not within a conservation area.

Historic England has authorised the Local Authority to determine the application.

Proposed works and impact on Significance

It is proposed to remove the late C20th lobby partition within the west porch. Later cladding to columns will also be removed. All of the works of removal are considered to better reveal or enhance significance.

It is proposed to replace the c.1970s doors with vision panels with new panelled timber doors with vision panels. The impact of this part of the works is essentially neutral.

It is proposed to upgrade the heating system to a skirting-based system. The existing skirting is modern and the provision of the new system seems to be one of the least visually intrusive ways of heating the interior of the church. The boiler and pipework is already in situ from the previous heating system.

It is proposed to remove modern nosing from the gallery stairs which is considered acceptable. All other work consists of redecoration (repainting of currently painted surfaces and re-varnishing of currently varnished timber).

All doors acting as a means of escape are to be retained but rehung to open outwards, which is accepted as necessary.

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 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.

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