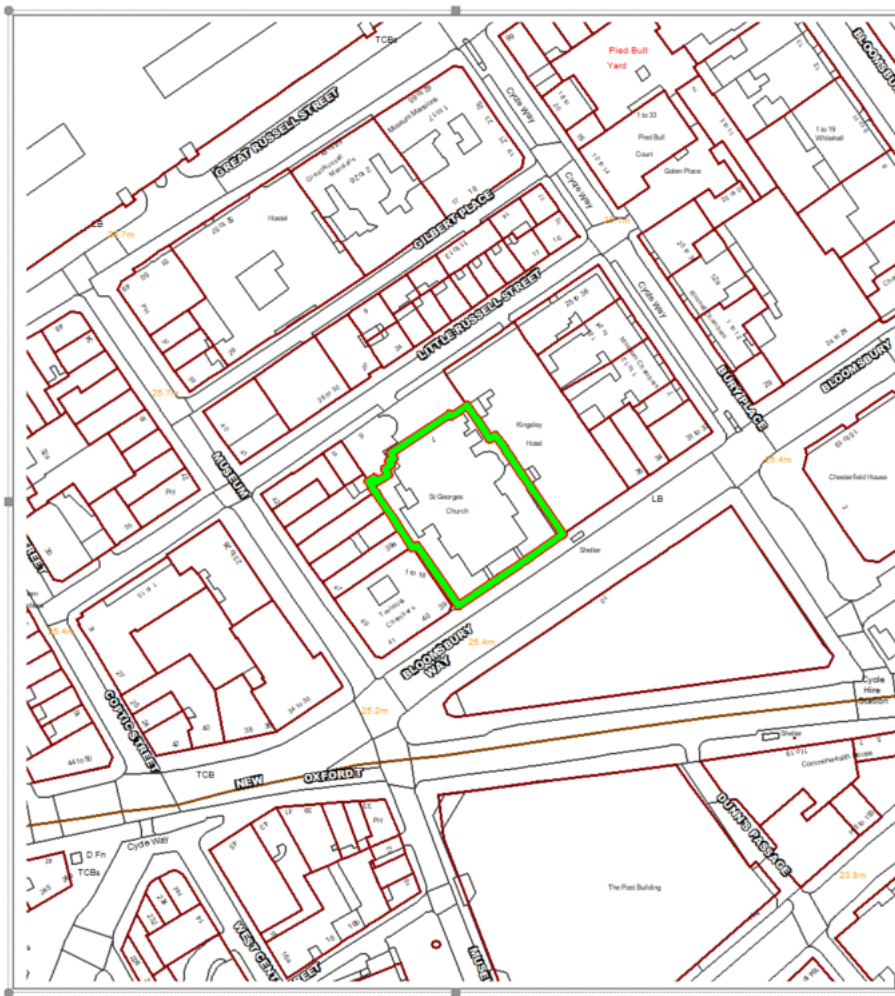


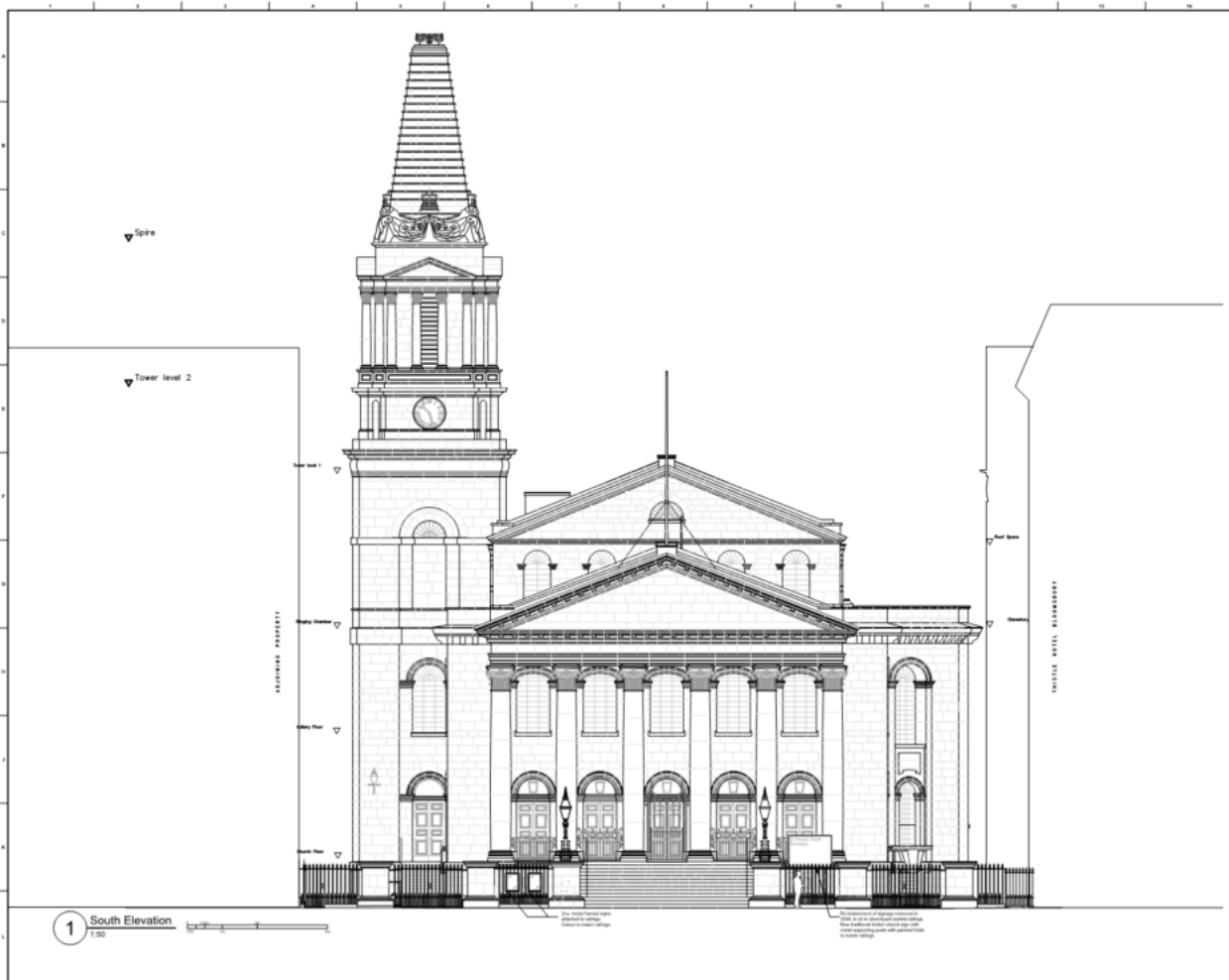
**OS Plan:**



**St Georges Church frontage:**



**Proposed Elevation**



Proposed elevation (zoomed in)

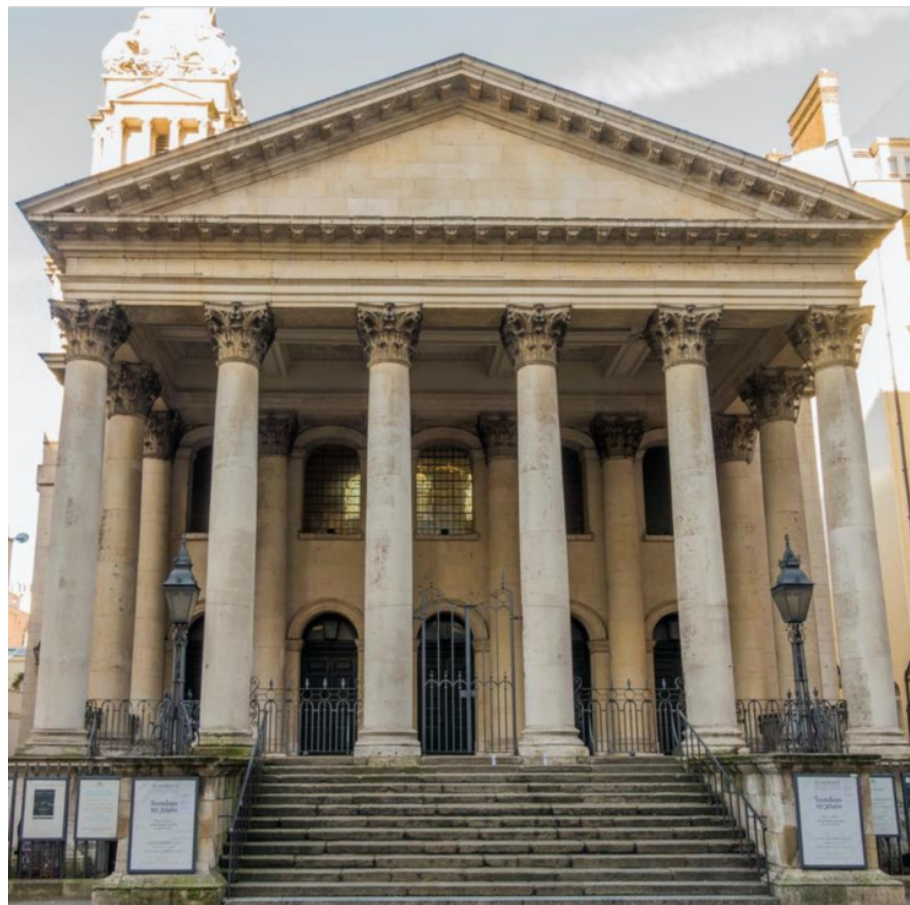


<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>29/08/2022</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>14/08/2022</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Tania Clifford			2022/2835/L 2022/0351/A		
<b>Application Address</b>			<b>Drawing Numbers</b>		
6-7 Little Russell Street London Camden WC1A 2HR			F0200 Rev P1; D2200 Rev P2; D2500 Rev P1; D2501 Rev P1; D0001 Rev P1		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Display of a wooden noticeboard behind the railings of the right side of the main southern elevation. Display of 2x metal framed signs affixed to the railings on the left side of the southern elevation					
<b>Recommendation(s):</b>		Grant Listed Building Consent Grant Advertisement Consent			
<b>Application Types:</b>		Listed Building Consent Advertisement Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from 15/07/2022 until 08/08/2022 and a press notice was placed in the Ham and High from 21/07/2022 until 14/08/2022.					
CAAC/Local groups* comments: *Please Specify	<p>The Bloomsbury Conservation Area Advisory Committee objected, stating:  <i>"The BCAAC has a strong OBJECTION to the above planning application.</i></p> <p><i>There are public No Documents attached to this application. BCAAC request documents. However, the BCAAC does recall an earlier application regarding St Georges which similarly asked to attach metal framed signs to the Listed railings on the Southern elevation (these are the Listed railings that front Bloomsbury Way). A wooden noticeboard on a separate stand behind the railings on the main southern elevation would be acceptable, however attaching signs to Listed railings is unacceptable."</i></p> <p>Case officer's response:  Revisions have been received during the course of the application to address some of the concerns raised by the Bloomsbury CAAC. Revisions are summarised in paragraphs 2.1 and 3.2.</p>					

## Site Description

The site is a Grade I listed, 18<sup>th</sup> century church, designed by Nicholas Hawksmoor, circa 1716-1731. It was re-ordered in 1781, restored in 1870 by GE Street and in 1972-4 by Lawrence King. The site is a stone, roman temple-inspired building with Roman-Corinthian features. There are attached cast-iron railings and gates to the frontage which although are part of the listing, were built at a later date.



## Relevant History

**2003/2140/P** - Alterations to existing sacristy building at lower ground and ground floor level to the rear. – Granted 01/12/2003

**2003/1248/P** - Construction of new steps to ground and basement floor levels, new disabled access lifts and new entrance door all to the south elevation. – Granted 07/11/2003

**2003/0536/A** - Temporary display of externally illuminated 20m x 12 m illustrated PVC mesh shroud on the scaffold on the southern elevation of the church. – Refused 04/08/2003

## Relevant policies

**National Planning Policy Framework 2021**

**The London Plan 2021**

**Camden Local Plan 2017**

D1 Design

D2 Heritage

D4 Advertisements

**Camden Planning Guidance (CPG)**

CPG Advertisements 2018

CPG Design 2021

**Bloomsbury Conservation Area Statement (2011)**



## Assessment

### 1. Proposal

1.1 The original proposal sought to display a wooden noticeboard behind the railings of the right side of the main southern elevation and four metal framed signs affixed to the railings on the left side of the southern elevation.

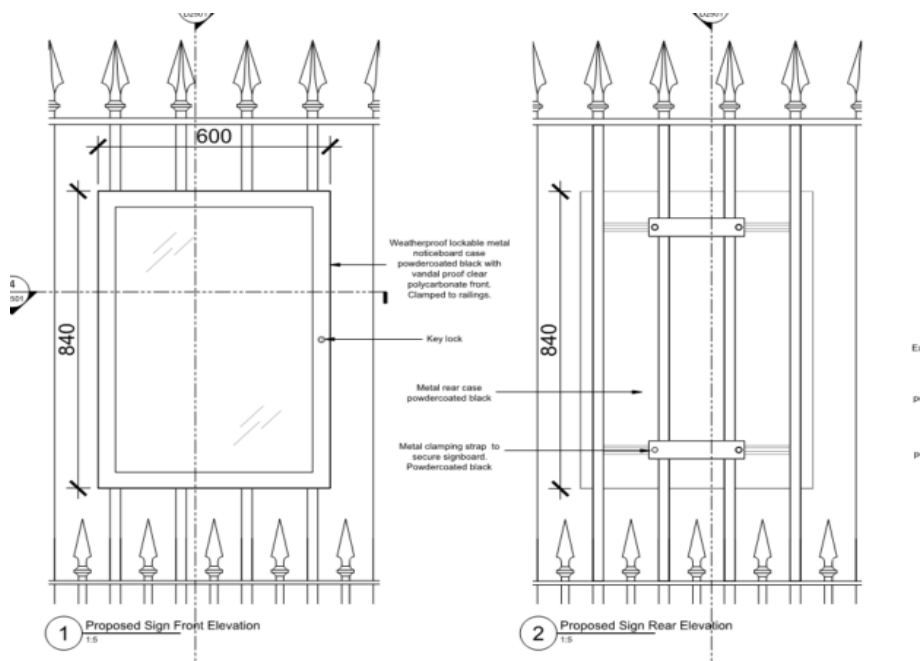
### 2.0 Revisions

2.1 It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to appease the concerns of the Bloomsbury Conservation Area Advisory Committee. The proposal was revised to two metal framed signs affixed to railings and one display board behind railings. The revisions were accepted as amendments under the ongoing application.

### 3. Design, Heritage and Visual Amenity

3.1 Policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council seeks to preserve and, where appropriate, enhance Camden's conservation areas and listed buildings. Policy D4 requires advertisements to preserve or enhance the character and setting of the host building. Advertisements must respect the form, fabric, design and scale of their setting and the host building and be of the highest standard of design, material and detail.

3.2 The railings are part of the Grade I listing, but were added during the renovation of the building in 2002. Initially the proposal was to affix four metal-framed signs to the left side railings of the southern elevation, but during the course of the application this was amended to two signs. The signs affixed to the railings are to be attached using metal clamping straps, which would not pierce the railing bars, as follows:



3.3 As the metal straps will not be affixed through the railing bar, this will not cause any adverse effects to the railings. The signs would not appear as permanent fixtures and can be removed at any time.

3.4 The proposed positions for the display board behind the railings and the two signs affixed to the railings are acceptable. Historically there has been a display board in place in the same location. It is expected that the church would have advertisements in place showing service times, events and functions. Therefore advertisements of this nature are not completely out of character. The proposals have been amended to reduce the advertisement to a number which is more appropriate and does

not adversely impact the setting of the grade I listed church. The sizes widths and locations are appropriate as they are away from the main building and are also non-illuminated. The signage would not harm the conservation area or the listed building.

3.5 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the listed building under s.16, s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

#### **4. Recommendation**

Grant Listed Building Consent

Grant Advertisement consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19<sup>th</sup> December 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2022/0351/A  
Contact: Fast Track TC  
Tel: 020 7974  
Email:  
Date: 15 December 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

tp bennett LLP  
One America St  
London  
SE1 0NE

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990

### Advertisement Consent Granted

Address:  
**6-7  
Little Russell Street  
London  
WC1A 2HR**

# DECISION

Proposal:  
Display of 2x notice boards and 1x display board  
Drawing Nos: F0200 Rev P1; D2200 Rev P2; D2500 Rev P1; D2501 Rev P1; D0001 Rev P1

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

#### Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 2 No advertisement shall be sited or displayed so as to

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative(s):

1

**DECISION**

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 in regard to your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**

Application ref: 2022/2835/L  
Contact: Fast Track TC  
Tel: 020 7974  
Email:  
Date: 15 December 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

tp bennett LLP  
One America St  
London  
SE1 0NE  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**6-7  
Little Russell Street  
London  
Camden  
WC1A 2HR**

# DECISION

#### Proposal:

Display of a wooden noticeboard behind the railings of the right side of the main southern elevation. Display of 2x metal framed signs affixed to the railings on the left side of the southern elevation

Drawing Nos: F0200 Rev P1; D2200 Rev P2; D2500 Rev P1; D2501 Rev P1; D0001 Rev P1

The Council has considered your application and decided to grant 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: F0200 Rev P1; D2200 Rev P2; D2500 Rev P1; D2501 Rev P1; D0001 Rev P1

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 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

Chief Planning Officer