

Application ref: 2022/4995/L
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RPS
20 Farringdon Street
London
EC4A 4AB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Christ Apostolic Church
Highgate Road
London
NW5 1JY

Proposal:

Demolition and rebuilding of part of boundary wall on north side of site
Drawing Nos: Existing Boundary Wall_Site Plan 1 of 2 Rev B; Existing Boundary Wall_Site Plan 2 of 2 Rev A; Existing Boundary Wall_Elevation Rev A; Proposed Boundary Wall_Elevation Rev A

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: Existing Boundary Wall_Site Plan 1 of 2 Rev B; Existing Boundary Wall_Site Plan 2 of 2 Rev A; Existing Boundary

Wall_Elevation Rev A; Proposed Boundary Wall_Elevation Rev A.

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 work as closely as possible in materials and detailed execution, and salvaged materials shall be re-used as much as possible.

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 Reasons for granting consent-

This application seeks listed building consent to demolish and re-build part of the boundary wall. This is because the wall is in poor condition and in need of repair. The wall would be re-built with metal railings and stock brick to match the existing wall. On the basis that the works would be undertaken on a like-for-like basis, it is not considered that there would be any harmful impact on the setting of the grade II listed Christ Apostolic Church.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development 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 provisions of the National Planning Policy Framework 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.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer