

**Heritage Statement**  
**and**  
**Design and Access Statement**  
**Masonry Repairs**  
**William Booth College, Champion Park, Camberwell, SE5 8BQ**

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## **Introduction**

This statement is written to comply with paragraphs 128 and 129 of the National Planning Policy Framework 2012 (NPPF) which requires applicants to describe the significance of any heritage assets affected by alterations, including any contribution made by their setting, stating that ‘The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

Such an approach is also identified as best practice in Historic England’s ‘Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment’ (March 2015), which notes that ‘the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision’.

## **The proposal**

This application is for listed building consent to carry out masonry repairs by way of repointing, brick replacement and cleaning of moss to the main tower of the complex owing to age related decay starting to cause a safety risk.

## **The need for listed building consent**

Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that “no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.”

As such, for the replacement fireplace to require listed building consent it must constitute an alteration in a manner which affects the special architectural or historic interest of the listed building.

We believe that the masonry repairs may constitute an alteration to the listed building. However, it is not an alteration which affects the special architectural or historic interest of the listed building.

The removal and replacement of mortar like for like, and cleaning of moss with fungicidal wash may be an alteration to the listed building but, fundamentally, it is not an alteration which, in terms of the Act ‘would affect its character as a building of special architectural or historic interest’. As such

we are not clear why consent is required. The masonry repairs to the building are critical to its prolonged integrity.

The local planning authority have that we seek consent, hence this application.

### **Justification**

The building is generally in reasonable repair; however, a preliminary aerial drone survey has identified a number of defects that are commensurate with the age of the building including moss and algae growth, and general mortar erosion.

The proposed works are entirely “like for like” in nature and intended to be as unnoticeable as possible. Consideration is being given to matching lime mortar colour as closely as possible, and cleaning as with as gentle fungicidal wash as possible to prevent discolouration of the masonry beneath.

### **Access**

Access arrangements are not affected by the proposed maintenance.

### **Tree Survey**

Surrounding trees are not affected by the proposed maintenance.

### **Conclusion**

For the reasons set out in this Heritage Statement the proposed alteration is totally compatible with the preservation of the listed building.

As such the proposals comply with policies aimed at conserving and enhancing the historic environment contained in the NPPF, the adopted Local Plan and, most importantly, the statutory duty set by Sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Tom Fennell**

Maintenance Surveyor