

Application ref: 2023/1947/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Email: Nick.Baxter@camden.gov.uk  
Date: 22 December 2023

**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/planning](http://www.camden.gov.uk/planning)

Baily Garner LLP  
146-148 Eltham Hill  
London  
SE9 5DY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**New End Primary School**  
**Streatley Place**  
**London**  
**Camden**  
**NW3 1HU**

Proposal:

Internal fire improvement works including refurbishment of existing doors and screens, with some localised door replacements.

Drawing Nos: Design, access & heritage statement, site plan, location plan, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010 door replacement schedule, 011 screen replacement schedule, LAS8001 si datasheet

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:

Design, access & heritage statement, site plan, location plan, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010 door replacement schedule, 011 screen replacement schedule, LAS8001 si datasheet

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 The site is a grade-II-listed primary school of 1906 in the Edwardian Baroque style.

The applicant wishes to replace a number of panes of glass in internal screens with fireproof glass, to reinforce existing internal doorsets with intumescent paint, to replace nine sets of historic doors in fireproof replica, to install eight drop seals and carry out other minor works.

Existing door furniture will be reinstalled on the replica doors.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The site's planning history has been taken into account in making this decision.

Particular 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.

- 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 positioned above the typed name.

Daniel Pope  
Chief Planning Officer