

Application ref: 2023/4534/L
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Date: 28 December 2023

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Mrs Andrea Taylor
Hampstead Hill Preparatory School Pond Street
London
Camden
NW3 2PP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Hampstead Hill Preparatory School
Pond Street
London
Camden
NW3 2PP**

Proposal:

Structural repair to boundary wall piers serving cast iron access gates by installing CemTie stainless steel ties and repointing of brickwork, installation of articulated arm gate closer to cast iron access gates.

Drawing Nos:

Location Plan; Design and Access and heritage Statement; Gate 2 Elevation (viewed from main road); Gate 2 Elevation (viewed from inside).

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:

Location Plan; Design and Access and heritage Statement; Gate 2 Elevation (viewed from main road); Gate 2 Elevation (viewed from inside).

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 Reasons for granting listed building consent (delegated):

The Hampstead Hill Preparatory School building was built in 1908, originally as St Stephen's Church Hall, to the designs of the architect EA Pearce, as part of a larger church complex. St. Stephen's Church, located adjacent, was built between 1869-1873 and the gate piers, gates, and wall date from c1869.

The church building (not part of this application) is listed Grade I, and the hall building, and boundary wall are listed at Grade II for the architectural and group interest. The complex is located within Hampstead Conservation Area.

The hall is now occupied by a pre-school, and now known as Hampstead Hill Preparatory School.

The proposal relates to the pedestrian entrance on Pond Street. Permission is sought for repair to the gate piers to provide additional stability, and the introduction of an articulated arm gate closers to reduce the operating forces of the gates when being closed, and thereby reduce the possibility of further structural damage.

Repairs to the brickwork are to be undertaken in lime mortar to match that used in the original construction.

The impact on the significance of the gates and piers is considered to be minimal.

The application has been advertised in the press and by means of a site notice. Hampstead CAAC had no objections.

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 2021 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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer