

Application ref: 2024/1051/L  
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Date: 15 May 2024

**Development Management**  
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L B Camden - Property Management  
79 Holmes Road  
Kentish Town  
London  
NW5 3AP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**36-40 Primrose Hill Primary School**  
**Princess Road**  
**London**  
**Camden**  
**NW1 8JL**

Proposal:

Renewal of chain link fencing to car park/garden area and removal of timber trellis.  
Drawing Nos: 01/R2 (exist and propo), design & access statement, location plan

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:

01/R2 (exist and propo), design & access statement, location plan

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 1885 making a positive contribution to the Primrose Hill Conservation Area.

The applicant wishes to replace an existing 1.8m tall chain link fence separating part of one side of the rear playground from the back gardens of adjoining houses. He further wishes to extend the chain link fence along the full length of the wall, replacing a missing section said to have collapsed, to include a section of the wall currently topped with neighbours' trellis.

An initial proposal which would have used much thicker posts of square tubing has been revised to use twisted flat bar, as is currently the case.

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 application has been advertised in the press and by means of a site notice, whereby there were no objections.

The CAAC has responded with no objection.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer