

Application ref: 2024/1148/P
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Date: 19 June 2024

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Baily Garner LLP
146-148 Eltham Hill
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

New End Primary School
Streatley Place
London
Camden
NW3 1HU

Proposal:

Repair timber windows with some replacements, doff cleaning to the exterior and repair roof coverings.

Drawing Nos: Window care recognised repairs, roof & windows design access heritage statement amended, location plan, EA New End elevations

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans-

Window care recognised repairs, roof & windows design access heritage statement amended, location plan, EA New End elevations

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1

The site is a grade-II-listed Edwardian Baroque primary school of 1906 making a positive contribution to the Hampstead Conservation Area.

The applicant wishes to carry out a specified range of like-for-like repairs on the school's existing timber-framed single-glazed windows and to overhaul them. No full replacements are envisaged as part of this application.

He also wishes to repair and overhaul the roof, parts of which are in poor condition. The inner slopes, accessible from a rooftop yard, have already been renewed. He now wishes to work on the outward-facing slopes. These slopes are not apparently visible from the ground. The works will be carried out with retained tiles where possible, with breakages made up with an approved new tile.

Finally, it is proposed gently to clean the façade. Since this is a stand-alone building and does not form part of a terrace, or other composition, there is less risk of harm from this procedure.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London

Plan 2021. In dealing with the application, the Council has sought to work with the applicant in a positive and creative way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer