

Application ref: 2024/1900/L
Contact: Nick Baxter
Tel: 020 7974 3442
Email: Nick.Baxter@camden.gov.uk
Date: 19 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

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:

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 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:

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

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 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.

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 consultation responses. 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