

Application ref: 2024/1149/P
Contact: Blythe Smith
Tel: 020 7974 3892
Email: Blythe.Smith@camden.gov.uk
Date: 16 July 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

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Fitzjohns Primary School
86 A Fitzjohn's Avenue
London
Camden
NW3 6NP

Proposal:

Installation of new aluminium windows and doors in the ground floor north west elevation of the infant building (Block C) and south east elevation of the nursery block (Block B).
Drawing Nos: Design, Access Statement (dated June 2024); Location Plan; 01 Rev A; 02 Rev A; 03 Rev A; 001 Rev A

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 The development hereby permitted shall be carried out in accordance with the

following approved plans

Design, Access Statement (dated June 2024); Location Plan; 01 Rev A; 02 Rev A; 03 Rev A; 001 Rev A

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

- 3 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 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

Informative(s):

- 1 Reasons for granting permission.

The application site includes a Grade II listed building located within the Fitzjohns Netherhall conservation area. The proposed works relate to the modern blocks within the site. The building is currently in use as a primary school.

Permission is sought for the installation of new aluminium windows and doors in the ground floor north west elevation of the infant block (Block C) and south east elevation of the nursery block (Block B). The application has been revised during the course of the application to omit the replacement of the 2 historic doorsets that were proposed to be replaced within the 19th century listed building. No separate listed building consent is therefore required.

The replacement fenestration would match the existing fenestration in terms of size and proportion in two parts of the elevation on the Block C building and one part of the elevation on the Block B building. The size and height of the openings would remain unchanged but the windows and doors would change from composite (uPVC and timber) to timber. As this would not alter the appearance of the buildings, it is considered the proposal is considered acceptable in design terms.

The replacement fenestration would not have an impact on neighbouring residents in terms of daylight, sunlight, outlook, or privacy.

No objections have been received prior to making this decision. The Fitzjohns Netherhall Conservation Area Advisory Committee were consulted and did not comment. The planning history of the site and surrounding terrace has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses as well as the character and appearance of the

conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, and D3 of the London Borough of Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.


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 'DP', is positioned above a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope
Chief Planning Officer