

Application ref: 2024/1528/L
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Baily Garner LLP
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Primrose Hill Primary School
36-40 Princess Road
London
NW1 8JL

Proposal:

Alteration to ground surface.

Drawing Nos: Location plan, 35464 001, PH Roof & Terrace Design Access Heritage Statement

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, 35464 001, PH Roof & Terrace Design Access Heritage Statement

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.

- 4 Within three months of the date of this decision, the coal hole cover and its rim must be permanently installed in the ground at the front of the school in a position to be agreed with the conservation officer.

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

Informative(s):

- 1 The site is the front garden of the former caretaker's house of a grade-II-listed primary school of 1885 making a positive contribution to the Primrose Hill Conservation Area. The front garden takes the form of a hard surface in several planes, faced in grey bricks laid in decorative patterns and pierced by a modern circular Luxcrete pavement light and a coal hole.

The applicant wishes to renew the underlying failed roof membrane of a basement room that projects in front of the house beneath the garden.

The new covering is a patent system called Bauder. Unfortunately, the company refuses to supply a warranty allowing the retention of the coal hole, which would render the school liable for repairs should any leak occur. The status of the coal hole is uncertain because, although it is functionally connected to the underground room, the room seems considerably larger than a coal store for the caretaker's house. And if the room was the coke store for the school's furnace, it seems unlikely that it would have been fed by a coal hole of domestic scale. After considerable consideration, it has been regrettably conceded that, in this instance, the public benefit of bringing the room back into use for school purposes outweighs the harm caused by removing the coal hole. The coal hole lid and rim will be re-sited in the ground elsewhere at a less awkward position in the school's frontage. This installation will be conditioned to happen within three months.

If the existing Luxcrete pavement light slab becomes damaged and cannot be retained, a new slab of similar scale and opacity will be installed. Ground levels

remain unaltered apart from a narrow strip along the side which becomes 15cm lower. Given that the garden already takes an unusual stepped form, presumably because it is composed of a series of concrete slabs, this is considered to have no impact on the character of the site.

An initial proposal to resurface the garden with stone slabs on stands was revised because it was considered atypical for the setting. A less eye-catching surface of a more traditional "playground"-nature has instead been specified, a poured asphalt-type material in dark grey. This will return the surface to its original finish before the bricks were laid over it in 2011. It has the further advantage of not raising the ground level relative to the house. References to windows have been removed from the scheme.

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer