

Application ref: 2024/1150/P
Contact: Nick Baxter
Tel: 020 7974 3442
Email: Nick.Baxter@camden.gov.uk
Date: 9 August 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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 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-

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

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

Informative(s):

- 1 Reasons for granting planning permission:

The site is the front garden of the former caretaker's house, a curtilage structure 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 extensive 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. 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 public responses. The site's planning history has been taken into account in making this decision. The CAAC has submitted an objection. However, this asks about a) the height of the new ground level relative to the porch and b) the details of fenestration. It finishes by saying that these two issues can be addressed by condition. It seems probable that the response was therefore intended as a comment. In any case, the revised drawings show that the section of ground abutting the porch will now remain unaltered and references to fenestration have been removed. It is therefore considered that this objection has been addressed by revision.

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.

- 2 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email transportpolicyjobs@camden.gov.uk for further details.
- 3 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).
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 5 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)

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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



Daniel Pope
Chief Planning Officer