

Application ref: 2024/4506/L
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 20 November 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

Pinnacle ESP Ltd
No 1 Croydon
3rd Floor
12-16 Addiscombe Road
Croydon
CR0 0XT

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: Installation of external access door to existing blocked opening; removal and relocation of existing railing and low brick wall; minor works to hardstanding.

Drawing Nos: (Prefix P4934 PESP PHS) A 01, A 02, A 03 Rev 1, A04 Rev 1, A 05 Rev 1, A06 Rev 1, A 07, Heritage Statement (prepared by Pinnacle ESP, dated 15 October 2024)

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:

(Prefix P4934 PESP PHS) A 01, A 02, A 03 Rev 1, A04 Rev 1, A 05 Rev 1, A06 Rev 1, A 07, Heritage Statement (prepared by Pinnacle ESP, dated 15 October 2024)

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
 - b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

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 Reasons for granting listed building consent.

The site is a Grade II listed 19th-century primary school which makes a positive contribution to the Primrose Hill Conservation Area. The proposed works have also been assessed under parallel planning permission ref. 2024/4472/P.

The proposal includes re-opening a closed-off pair of double-doors, re-introducing it as an external entrance. The new door will be a double-glazed hardwood door and frame with hardwood fixed light double-glazed side panel. Detailed design of the new door will be secured by condition to ensure doors match the existing ones as closely as possible.

Adjacent to the re-opened double-doors, the external ground level will be raised to allow step-free access and finished with block paving to match existing. The proposal has been modified to allow continued appreciation of a boot scraper pit by offsetting the new raised external ground level from it and protected by a railing. Due to the increase in external ground level, an existing railing will be relocated to the left of the re-opened double-doors and installed

above a new low brick wall. Details of the brick wall and railings will be secured by condition.

Overall, the works will not harm the character of the Grade II listed building. Conditions requiring details of the double-doors, brick wall, and railings have been added to the decision to ensure the special character of the listed building is preserved.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer