

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>09/04/2013</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	<b>28/03/2013</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Victoria Pound			2013/0468/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Primrose Hill Primary School 36 Princess Road London NW1 8JL			See decision letter.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Removal of partition walls on first and second floors to create two larger classrooms to existing educational establishment (Class D1).					
<b>Recommendation(s):</b>		Grant listed building consent.			
<b>Application Type:</b>		Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	English Heritage – authorisation to determine as seen fit.					
CAAC/Local groups* comments: *Please Specify	N/a – LBC only.					

### Site Description

Grade II listed building situated in the Primrose Hill Conservation Area on a site overlooking the Regent's Canal. Board school designed by ER Robson in a French Renaissance style, dating from c1885. Three main storeys with attics and basements, employing a mixture of red brick and yellow brick, with stone and red brick dressings. Tiled, steeply pitched roofs with scroll enriched gables terminating in pedimented features. The school is set back from the road behind a boundary wall with cast iron railings (listed grade II in their own right).

### Relevant History

18/06/2007: planning permission 2007/0350/P and listed building consent 2007/0351/P **granted** for the creation of a new main entrance gate by part demolition of existing boundary wall, a new main entrance door with glazed canopy over, a new entrance door to rear elevation including alterations to some existing windows and doors, removal of internal partitions to create new door openings to school building (D1).

2010/2266/L - LBC **granted** 04/08/2010 for Internal alterations to Primrose Hill School including conversion of existing main hall to provide new staff room with new kitchen facility and creating new corridor space by the insertion of a semi-glazed timber screen.

### Relevant policies

#### LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage  
DP25 Conserving Camden's heritage

## Assessment

Internal works are proposed, to form an opening between two pairs of classrooms, at first and second floor level. These classrooms are considered to be too small to work well for current teaching practices, and it is proposed to form a link in the masonry wall between them, in order that the spaces can be used together.

The rooms form a part of the building's original plan, but there are no decorative features or characteristic board school elements (such as glazed screens) within the affected walls. A chimneybreast forms part of the wall at each level; this will be left in place and will not be altered. A substantial upper section of wall will be left in place (1.4m at first floor level, 2.8m at second floor level), so each opening will clearly read as an aperture, allowing the historic plan form to still be understood.

In order to support the masonry above, a steel frame will be installed around the opening. This will be covered over with plasterboard.

The proposed work will not have a detrimental impact on the building's special architectural or historic interest, complies with the relevant local and national policy and guidance, and approval is therefore recommended.