

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>28/06/2013</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>13/06/2013</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Victoria Pound			1. 2013/2656/P 2. 2013/2737/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>				
1. Enlargement of existing openings and addition of windows to existing openings to south east and north east elevations at basement level of the school (Class D1).  2. Internal and external alterations to include the enlargement of existing openings and addition of windows to existing openings to south east and north east elevations at basement level.				
<b>Recommendation(s):</b>		1. Grant planning permission 2. Grant listed building consent		
<b>Application Type:</b>		1. Full Planning Permission (Council's Own application) 2. Listed building consent (Council's Own application)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>02</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
Summary of consultation responses:	<p><b>Press and site notices</b> were displayed – no responses were received.</p> <p><b>English Heritage</b> responded - letter dated 13 May 2013 states that they do not wish to offer any comments on this occasion and recommend that the application is determined in accordance with national and local policy guidance.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p><b>Primrose Hill CAAC</b> – no objection.</p>					

## 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

CS5 Managing the impact of growth and development  
CS13 Tackling climate change through promoting higher environmental standards  
CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction  
DP24 Securing high quality design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours

## Assessment

Internal and external alterations are proposed at lower ground floor level in order to provide additional teaching studio area, and to refurbish existing WC facilities.

At lower ground level, there is currently a covered play space within the floor plan of the building, which faces onto the school playground to the rear, and is accessed from the playground through two arched openings within the elevation. Other similar spaces have previously been infilled and house WCs and other ancillary uses.

It is proposed to make better use of this space by installing glazed doors within the arched openings, to allow it to be used as a dance / drama area. It is also proposed to remove the WCs from the adjacent former covered play area, opening this back up to form one large space which will be connected to the newly-enclosed area via the existing door openings. The WCs will be relocated to the opposite side. A number of additional small alterations will be undertaken in order to facilitate the proposals, including forming new door openings, replacement of non original fire doors, removal of a timber cupboard and the replacement of non-original windows and brick / metal mesh infills, none of which will cause harm to the building's special interest at this level.

The design of the proposed new and replacement doors – painted timber-framed, multi-paned double doors and windows - is in keeping with the fenestration on the upper floors and is considered acceptable, subject to detailed drawings. The new doors and windows will be set at an appropriate depth within the reveal, in line with the existing fenestration.

The works are considered to raise no issues in terms of sustainability nor neighbours' amenity.

In summary, the proposal is considered to preserve the building's special architectural and historic interest and the character and appearance of the Primrose Hill conservation area, in line with local and national policies and guidance. Approval is therefore recommended, subject to condition.