

Mr Dominic Cullinan
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25 Hatton Garden
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Application Ref: **2014/5699/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

7 November 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Christ Church C of E Primary School
Christchurch Hill
London
NW3 1JH

Proposal:

Replacement of all windows with slimlite double glazing; alterations to the entrance gates at Christchurch Hill and public passage to the west; internal alterations to include erection of mezzanine floor, staircase in the south wing and reorganisation of partitions/walls at school.
Drawing Nos: 537/p001 537/p010a 537/p011a 537/p012a 537/p020a 537/p021a 537/p022a 537/p023a 537/p050b 537/p051b 537/p060a 537/p070b 537/p071b 537/p110c 537/p111c 537/p112c 537/p120d 537/p121d 537/p122c 537/p123d 537/p150d 537/p151d 537/p160b 537/p200d 537/p201d 537/p202d 537/p210b 537/p211b 537/p220c, design & access statement, stonework method statement, 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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 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) Details of new street gate and railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing.

- b) Details of new passage gate and railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing.

- c) Details of method for cutting out stone mullions and of proposed new stone mullions at 1:10.

- d) Details of all ground surface coverings for playgrounds and new level entrance.

- e) Details of louvred kitchen vent on roof.

- f) Plan, elevation and section drawings of new Crittall door at a scale of 1:10.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting listed building consent. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment