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Application Ref: **2015/1323/L**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

4 June 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
New End Primary School
Streatley Place
London
NW3 1HU

Proposal:

Refurbishment of existing WC accommodation to meet current standards for school provision and water hygiene. Conversion of store room to provide additional WCs at third floor level. Temporary siting of WC accommodation within the school's play area for the duration of the works.

Drawing Nos: BAS-PL-A 089 P2, BAS-PL-A 087 P2, BAS-PL-A 091 P2, BAS-PL-A 093 P3, 13259-100, 13259-100-3, 13-1-1012-BAS-SH-A-902-P1, 13-1-1012-BAS-SH-A-901 Rev P1, 13259-101-3, 13259-101-3_1_M, 13259-101-3_1, BAS-PL-A 400 P1, BAS-PL-A 600 P2, 13259-101-3_G, 13259-101-3_G_M, BAS-SH-A 900 P1, 13259-101-3_E_(2), 13259-101-3_B2, 13259-101-3_2_M, 13259-101-3_2, NPS-00-00-DR-A-011 P2, BAS-PL-A 390 P2, BAS-PL-A 388 P2, BAS-PL-A 389 P2, 13259-101_3DT, BAS-PL-A 386 P2, BAS-EL-A 100 P2, BAS-PL-A 391 P2, BAS-PL-A 387 P2, BAS-PL-A 385 P2, BAS-PL-A 384 P2, BAS-PL-A 057 P4, BAS-EL-A 102 P1, BAS-PL-A 059 P4, BAS-PL-A 060 P5, BAS-PL-A 058 P6, BAS-PL-A 056 P6, BAS-PL-A 055 P6, BAS-PL-A 083 P2, BAS-PL-A 052 P6, BAS-PL-A 085 P2, BAS-PL-A 058 P6, BAS-PL-A 092 P2, BAS-PL-A 086 P2, BAS-PL-A 080 P2, BAS-PL-A 090 P2, BAS-PL-A 084 P2, BAS-PL-A 082 P6, BAS-PL-A 088 P2,



BAS-PL-A 088 P2, BAS-PL-A 054 P6, BAS-PL-A 012 P5, BAS-PL-A 380 P2, BAS-PL-A 382 P2, BAS-EL-A 101 P2, BAS-PL-A 381 P2, BAS-PL-A 383 P2, Heritage Statement February 2015.

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 works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation 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.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 No new plumbing, pipes, soiltracks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby 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.

- 5 No repointing of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

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.

- 6 All new partitions shall be scribed around the existing ornamental mouldings.

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.

- 7 All new external rainwater goods and soil pipes on the visible elevations shall be of case iron, painted black.

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 permission.

The proposed alterations to refurbish the existing WC accommodation, convert the store room to provide additional WCs at third floor level and erection of temporary s WC accommodation within the School's play area for the duration of the works are not considered to adversely affect the character and appearance of the Grade II listed building. The refurbishment works are reversible in respect of the historic fabric and would preserve the special interest of the listed building and the character and appearance of the conservation area.

The alterations would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light or loss of privacy.

The planning and appeal history of the site has been taken into account when coming to this decision. One objection was received prior to making this decision and taken into consideration.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local

Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework

- 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.
- 3 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, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment