

Mr Dominic Cullinan
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Application Ref: **2015/5039/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

22 October 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Christ Church 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; re-surfacing of playgrounds and external lighting to the access points; new air conditioning units; internal alterations to include erection of mezzanine floor, staircase in the south wing and reorganisation of partitions/walls at school.

Drawing Nos: 0500 Rev D, 0510 Rev D, 1100 Rev E, 1110 Rev E, 1120 Rev C, 1200 Rev C, 1210 Rev C, 1220 Rev C, 1230 Rev C, 1250 Rev E, 1260 Rev E, 1300 Rev A, 1350 Rev A, 1400 Rev A, 1600 Rev G, 1650 Rev H, 1700 Rev C, 2210 Rev B, 2500 Rev A, 2510 Rev B, 2520 Rev D, 2605 Rev D, 2610 Rev D, 3010 Rev D, 3100 Rev D, 3110 Rev C, 3120, 3200 Rev C, 3210 Rev C, 3230 Rev B, 3450 Rev C, 3500 Rev C, Stage E Report (ref: SE1131/E/241214/A) dated December 2014, Design and Access Statement Rev B dated 24/07/2015, 'Tree Survey, Arboricultural Implication Assessment and Method Statement and Tree Protection Plan' dated 13/08/2014, Designer's Method Statement for the Proposed Modification of Openings, Heritage Statement Rev A dated March 2015 and Mechanical and Electrical Scope of Works Document (ref: 0313/IW/SOW01) dated 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 development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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.

- 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.

Informative(s):

- 1 Reasons for granting permission.

The proposal includes a number of internal and external alterations to the school. Similar works were approved under planning permission 2015//P and listed building consent 2015//L. The current application includes some of the works included within those permissions along with further amendments. The external works proposed include a new entrance gate to Christchurch Hill; a new gate, railing and steps on the Christchurch Passageway; replacement windows to the school buildings; external lighting and a new condenser on the valley of the roof. The internal works include the creation of a mezzanine level; the enlargement of openings between the spaces in the reception classroom and a new passageway and lobby.

The gates and railings would be cast iron and would be acceptable in appearance.

While some harm would be introduced by the double glazed windows, this has been minimised as much as possible with the use of slimlite technology and it balanced by the public benefit by way of improvements to the educational facility, as per paragraph 134 of the NPPF. The lighting proposed would include replacement floodlights, which would be an improvement over the existing ones, and LED strips which would mostly be located underneath the surface and not obtrusive. A new condenser would be hidden in the roof valley of the main building adjacent to two other units. It is not considered that they would cause any visual harm.

The interior of the school is already much modified and its original spinal plan has been eroded. The plan for a central corridor is therefore acceptable and, to some extent, reflects the original layout. Some harm is considered to be introduced due to the addition of the mezzanine. Due to the above and the public benefit gained by the significant improvement to the educational facility that would result, the addition is considered acceptable on balance.

Overall, the external and internal alterations to the listed building would not cause a material level of harm to its significance and are acceptable.

The site's planning and appeal history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with 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. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

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