

Mr Dominic Cullinan
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United Kingdom

Application Ref: **2016/2586/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

8 June 2016

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:
Alterations to the existing school kitchen. External alterations include new roller shutter, roof cowls and new windows/door. Internal alterations include removal of a dividing wall to be replaced with a new partition.

Drawing Nos: 0010; 0015; 0105; 1105; 1205; 0205 and Design and Access Statement dated 15/04/2015.

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 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.

Informative(s):

- 1 Reasons for granting listed building consent

The kitchen wing of the school is a flat-roofed structure of post war construction. The proposals would therefore only affect this modern element and is considered to be acceptable in terms of plan form and the impact on historic material. The proposal would have a minimal effect on the setting of the historic buildings, limited to the two black ventilators on the roof and the upgrading of metal louvres with wooden windows. The proposed new internal hatch would fit into the original aperture so would cause no harm. In addition, the school facilities would be improved which would result in a public benefit by way of improvements to the educational facility.

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. No comments have been received as a result of the consultation process.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

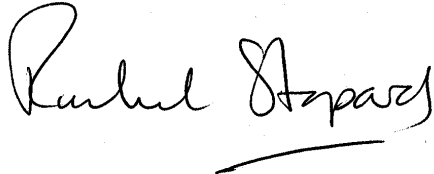
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework

Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework 2012.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities