

Mr Foyes Ahmed
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Application Ref: **2017/2276/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

15 June 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Beckford Primary School
Dornfell Street
LONDON
NW6 1QL**

Proposal:

Replacement of the existing 'chain-link' fencing on Dornfell Street with 17 thin mesh panels (1.8m in height) at lower level and 2no doors, with wider mesh panels atop (17no at 600mm and 3no at 1.8m in height).

Drawing Nos: Site Location Plan and Fence Specs; Design, Access and Heritage Statement (16/05/2017); Proposed Elevation and Sections (16/05/17).

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 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 and policy D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

- 2 The works hereby permitted shall 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.

- 3 The mesh fence hereby approved and the existing concrete posts are to be 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 and policy D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016 and the National Planning Policy Framework.

Informative(s):

- 1 Reasons for granting consent:

The proposal is for the replacement of the existing 'chain-link' fencing on Dornfell Street with 17 thin mesh panels (1.8m in height) at lower level and 2no doors, with wider mesh panels atop (17no at 600mm and 3no at 1.8m in height). The existing chain link fence is in poor condition and unattractive. It shows extensive corroding which, over time, has leaked down onto the concrete posts which are covered in rusty stains. There are many broken/damaged links with some areas, particularly at the base of the fence, that are loose and can allow easy access to anyone wishing to force their way in by squeezing underneath.

The new fence is to be made of thin mesh panels to be affixed to the existing posts, with wider mesh small panels sitting atop. The overall height of the proposed fence will be lower than that currently on site. This will minimize the impact of the development on the streetscape in terms of bulk by being less dominant. The fencing panels at both ends will need to retain the current height to ensure that the safety of the school is not ompromised by facilitating climbing opportunities.

The new fence is to be painted black, along with the concrete posts. This will address the unattractive state of the latter by covering the rust stains and by matching to the fence panels and producing a homogeneous appearance.

The original proposal included some solid steel panels near the bin area. These

were considered unacceptable and detrimental to the appearance and character of the streetscape and harmful to the host listed building. Revisions were requested by replacing the solid steel panels with mesh panels.

The site's planning and appeal history has been taken into account when coming to this decision. An objection from the West Hampstead and Fortune Green NDF was received in relation to the introduction of the black steel solid panels. However, following the revision of the proposal whereby the solid steel panels were replaced with thin mesh panels, the Fortune Green and West Hampstead NDF has subsequently withdrawn their objection.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

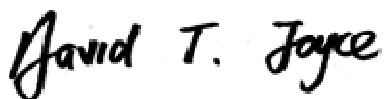
As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework

- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning