

Application ref: 2018/5491/L
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 12 March 2019

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Staton Cohen Ltd
34 Warwick Road
New Barnet
BARNET
EN5 5EH

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
University College School
Frognaal
London
NW3 6XH

Proposal: Alterations to surface treatment between school and front boundary

Drawing Nos: L10 (Rev I); 130/P/03 (dated January 2019); 130/P/02A (dated January 2019)

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 development hereby permitted shall be carried out in accordance with the following approved plans: L10 (Rev I); 130/P/03 (dated January 2019); 130/P/02A (dated January 2019)

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 The two proposed finishes (resin-bound gravel and bituminous umber tarmac), along with the decorative flagstones, appear to be appropriate surfaces for the context, appearing harmonious with their surroundings and sufficiently "historical".

The conservation kerb and permeable block paving are already in situ and their continued use is acceptable. The additional planting along the front of the listed buildings and removal of parking is considered to compensate for moving the parked cars closer to the site's perimeter, where they are also screened by additional shrubbery.

Originally, the application proposed to replace a proportion of the lawn with hard standing - this element of the proposal has now reverted to the original proposal, to replace some of the lawn with reinforced grass. This amendment addressed concerns relating to the setting of the building.

The proposed variation would not lead to any loss of historic fabric and the proposed works would not result in any harm to the significance of the listed building, including its setting. The special interest of the listed building would therefore be preserved by the variation proposed.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.

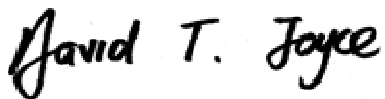
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning