

Application ref: 2019/0745/L  
Contact: Antonia Powell  
Tel: 020 7974 2648  
Date: 25 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Bailey Partnership  
Bridge House  
Basted  
TN15 8PS  
UK

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Fitzjohn's Primary School**  
**86A Fitzjohn's Avenue**  
**Hampstead**  
**London**  
**NW3 6NP**

Proposal:

Lighting and boiler plant replacement, fire upgrading and provision of new external path with emergency lighting.

Drawing Nos:

Location Plan;

Site Plan;

Fitzjohn's PS Door schedule x3;

FJP BPC XX XX DR M 560 0001 rev T0;

FJP BPC XX XX DR M 560 0002 rev T0;

FJP BPC XX G0 DR E 630 0001 rev T1

FJP BPC XX G0 DR E 630 0002 rev T0;

FJP BPC XX XX DR E 630 0003 rev T0;

FJP BPC XX B1 DR E 630 0004 rev T0;

FJP BPC XX XX DR E 630 0005 rev T1;

FJP BPC XX XX DR E 630 0006 rev T0;

Planning and Heritage Statement by Bailey Partnership dated February 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:

Location Plan;

Site Plan;

Fitzjohn's PS Door schedule x3;

FJP BPC XX XX DR M 560 0001 rev T0;

FJP BPC XX XX DR M 560 0002 rev T0;

FJP BPC XX G0 DR E 630 0001 rev T1

FJP BPC XX G0 DR E 630 0002 rev T0;

FJP BPC XX XX DR E 630 0003 rev T0;

FJP BPC XX B1 DR E 630 0004 rev T0;

FJP BPC XX XX DR E 630 0005 rev T1;

FJP BPC XX XX DR E 630 0006 rev T0;

Planning and Heritage Statement by Bailey Partnership dated February 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.

- 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.

Informative(s):

- 1 Reasons for granting listed building consent:

Fitzjohn's Primary School is listed Grade II and dates from 1856-58 originally built as the school house for the Royal Soldier's Daughters' Home. The Grade II listing covers both the external and internal fabric. Additional buildings have been constructed on site historically to accommodate the current primary school.

The interior has an impressive scissor trussed roof and panelled dado. The historic staircase, chimney pieces and joinery are retained in situ, including the

original Victorian "Gothic" style timber doors in the main block.

The fire protection upgrading of the historic school doors was discussed with the planning authority at pre application stage and the revised scheme involves the introduction of intumescent strips and smoke seals. This is considered acceptable.

These approved works also involve replacement lighting, replacing the boiler plant, fire improvement works and the provision of a new external path with emergency lighting. These elements of the scheme are located in the 20th century buildings and are not considered to harm the historic or architectural significance of the listed school building.

The site's planning history has been taken into account when making this decision.

No responses were received as a result of the public consultation through a site notice and press notice.

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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer