

Planning and Heritage Statement

Undertaking lighting & small power replacement works, boiler plant replacement & heating distribution improvement, kitchen door & screen replacement and repairs to existing playground retaining wall

**New End Primary School, Streatley PI, Hampstead, London NW3
1HU**

On behalf of Camden Council

Revision/issue no.	P0			
Date	04/02/19			
Prepared by	DW			
Checked/approved by	LC			

February 2019

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1. Introduction

- 1.1. This Planning Statement (PS) has been prepared by Bailey Partnership's Chartered Town Planning service on behalf of Camden Council (the applicant) in support of a full planning application for:

"Undertaking lighting & small power replacement works, boiler plant replacement & heating distribution improvement, kitchen door & screen replacement and repairs to existing playground retaining wall"

- 1.2. The following supporting documents that should be read in conjunction with this statement:

- **Application form**
- **Drawings;**
 - **Existing and Proposed Floor Plans**
 - **Door Schedule**
 - **Site Plan and Location Plan**
- **CIL form**

- 1.3. This statement provides a description of the site and proposed development and analysis of the main planning and heritage issues raised by the proposals. It contains reference to both local and national planning policy and provides a succinct overall assessment of the proposal through outlining matters in agreement.

2. Site Description and List Entry

2.1. New End Primary School is a Grade II listed building situated in Hampstead, North Camden and was opened in 1906. It is a large three storey brick built Victorian property with an internal layout typical of a London board school. The main entrance to the school is from a narrow pedestrian access route in Streatley Place with vehicle access available to the lower rear playground off Boades Mews.

2.2. A copy of the Historic England listing has been included below:

Name: NEW END PRIMARY SCHOOL

List entry Number: 1322110

Grade: II

Date first listed: 19-Dec-1998

Date of most recent amendment: 11-Jan-1999

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

Legacy System Number: 477582

Listing NGR: TQ2648285916

Details

CAMDEN

TQ2685NW NEW END 798-1/26/1195 New End Primary School 19/12/88
(Formerly Listed as: NEW END New End School)

Primary school. c1906. By TJ Bailey and the LCC Architect's Department, Schools Branch. Red brick; front of yellow brick with red brick pilasters and dressings. Gabled old tile roof with stone capped brick stacks. Edwardian Baroque style. EXTERIOR: 4 double height stories, 4-window range central block flanked by projecting wings of 8 stories and attics with 2-bay facades. 2 semicircular arched entries to centre, with triple keystones, divided by pilaster with scrolled pediment over stone plaque. Central block has brick pilasters with stone triglyph friezes from second floor level to segmental-arched stone frieze beneath moulded stone cornice; tall brick parapet. Red brick flat arches to transom and mullion windows with small panes. Projecting wings have square-headed doorways set in wide stone architraves with bracketed flat hoods. Red brick flat arches to paired 4-pane sashes set between brick

pilasters with stone triglyph capitals carrying semicircular arches of Flemish gables with carved stone coping and carved stone oeil-de-boeuf windows. Red brick rear elevation with grouped windows having small panes to centre, the top floor with pediments. Projecting wings have brick pilasters with stone triglyph capitals at angles supporting ashlar piers with shaped cornices flanking large segmental-arched Ipswich windows with tall alternating red brick and stone voussoirs and carved Baroque-style keystones; hipped roofs with segmental dormers and tall finials. INTERIOR: not inspected.

- 2.3. A site plan and location plan are enclosed within the application.

3. Proposed Development

- 3.1. Due to continued deterioration of building elements accompanied by inadequate maintenance being sustained over the years, many elements are either in need of extensive repair due to material failure or require improvement works to ensure that the school building complies with various Health & Safety matters.
- 3.2. The existing lighting installations are either in fair or poor condition throughout the site, with limited external lighting and emergency lighting. The proposed works involves the wholesale replacement of the lighting strategy with additional fittings as required to comply with current regulations. Works will include all wiring, switches and ancillary fittings associated with the lighting.
- 3.3. The existing boiler plant within the school are in poor condition and reached the end of their life expectancy. Proposed works feature replacement of all the boiler plant and associated fittings & pipework within the boiler plant rooms. Proposals also include heating improvement works where additional radiators and associated distribution pipework will be implemented. The existing column radiators will remain untouched.
- 3.4. Generally the small power distribution throughout the school is life expired with various defective components and wires. Proposals involve the replacement of small power throughout the school to ensure compliance with BS 7671.
- 3.5. The existing retaining playground wall to the South side of the site dividing the Junior and Infant playgrounds, exhibits various delaminated bricks and missing mortar pointing. Proposed works involve the replacement of defective bricks with the most appropriate match and also mortar repairs with a 1:3 lime mortar mix.
- 3.6. Following an updated Fire Risk Assessment in May 2017, it was recommended that the Kitchen door & adjacent screen were not adequate in relation to fire resistance. The existing door and screen incorporate low level asbestos panels which are prone to impact damage from kitchen trollies and the like. As part of the proposal, the door and adjacent screen will be replaced on a like-for-like arrangement but to also include intumescent strips and smoke seals. The asbestos containing panels will be replaced with a modern equivalent.

4. Relevant Planning History

- 4.1. The planning history at the site is set out below (most recent application first):
- 4.2. 2018/2837/L; Fire compartmentation works to basement ceilings and stair doors - GRANTED 16th August 2018.
- 4.3. 2015/1323/L; Refurbishment of existing WC accommodation to meet current standards for school provision and water hygiene. Conversion of store room to provide additional WCs at third floor level. Temporary siting of WC accommodation within the school's play area for the duration of the works - GRANTED 10th June 2015.
- 4.4. 2015/0942/P; Temporary siting of WC accommodation within the school's play area - GRANTED 8th June 2015.
- 4.5. 2009/3994/P; Installation of metal railings on dwarf walls, associated with walkway between upper and lower levels within New End Primary School garden annexe, located at corner of Boades Mews and Streatley Place - GRANTED 15th February 2010.
- 4.6. 2009/2446/L; External and internal alterations to include the refurbishment of existing windows, installation of new rooflights, repairs to roof, all to match existing, and new extract vents for new ventilation system to first floor kitchen of existing school - GRANTED 8th October 2009.
- 4.7. 2009/2445/P; External alterations to include the refurbishment of existing windows, installation of new rooflights, repairs to roof, all to match existing, and new extract vents for new ventilation system to first floor kitchen of existing school - GRANTED 8th October 2009.
- 4.8. LW9902479; New timber door and opening in external retaining wall at lower ground floor level. (Plans submitted) - WITHDRAWN.
- 4.9. LW9902298R1; Upgrading doors(internal) to match existing, glazing panels within stairwells and fixing new frame to soffit archway. (Revised plans submitted) - WITHDRAWN.
- 4.10. LW9902298; Upgrading doors(internal) to match existing, glazing panels within stairwells and fixing new frame to soffit archway. (Plans submitted) - WITHDRAWN, revised application received.
- 4.11. LW9802476; The infilling of the existing undercroft area, adjoining the lower playground, for use as additional classroom space, and the erection of a

covered bin store at the southern tip of the lower playground, as shown on numbers; NE/01 - 09 - GRANTED 20th November 1998.

- 4.12. PW9802324; The infilling of the existing undercroft area, adjoining the lower playground, for use as additional classroom space, and the erection of a covered bin store at the southern tip of the lower playground, as shown on drawing numbers; NE/01 - 09 - GRANTED 20th November 1998.
- 4.13. In summary, there have been 11 planning and listed building applications registered for New End Primary School. These vary considerably in nature and scale of work to the Grade II listed building however, none of the applications have been rejected. A significant 8 out of 11 applications have been granted permission, with 3 applications having been withdrawn. This highlights that the Council reasonable approach towards accepting maintenance and compliance works to be undertaken at the school.

5. The Adopted Development Plan (DP)

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan (DP) unless material considerations indicate otherwise. The London Plan (modified March 2016) and the Camden Local Plan (adopted 2017) form the DP in relation to the application's proposals.
- 5.2. The London Plan focuses on sustainable development, with Policy 5.3 specifically stating that development proposals 'should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation.'
- 5.3. Within the London Plan, heritage assets are considered in Policy 7.8 which states that: 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.'
- 5.4. Policy C2 of the Camden Local Plan sets out how the Council will ensure that provision of community facilities will continue to meet the needs of the growing population. Sub-section 4.22 details that 'long-term sustainability of facilities is a particular concern as funding continues to decline'. With these reductions in funding, it is important that the current allocated funding is utilised on the significant maintenance and compliance demands.
- 5.5. Policy D1 of the Camden Local Plan provides the scope for which the Council review any proposed design upcoming. Their focus on maintaining the heritage of sites are demonstrated within sub-section 7.41, 'The Council places great importance on preserving the historic environment. Under the Planning (Listed Buildings and Conservation Areas) Act the Council has a responsibility to have special regard to preserving listed buildings and must pay special attention to preserving or enhancing the character or appearance of conservation areas. The National Planning Policy Framework states that in decision making local authorities should give great weight to conservation of designated heritage assets in a manner appropriate to their significance.'
- 5.6. Reflecting on the proposed works, Policy D2 of the Camden Local Plan will inevitably be the most significant policy as it focuses directly on the heritage of buildings and areas. It is important that the Council are satisfied that the proposals are bringing the site back into use rather than causing detrimental harm or loss to the listed building.
- 5.7. Additional policies are dealt with in the round in Section 6 of this report.

6. Other Material Planning Considerations

National Planning Policy Framework (Framework)

- 6.1. The Framework sets out the Government’s planning policies for England and how these are expected to be applied.
- 6.2. The Framework is an important material consideration that, on its own, is of such weight that it can justify a decision contrary to the relevant saved policies of the DP.
- 6.3. Section 12 of the Framework “Conserving and enhancing the historic environment” sets of the guiding principles for the historic environment.
- 6.4. Paragraph 131 states:

“In determining planning applications, local planning authorities should take account of:

The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

The desirability of new development making a positive contribution to local character and distinctiveness” (paragraph 131, the Framework).

- 6.5. Paragraph 133 states:

“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use” (paragraph 133, the Framework)*

7. Heritage Impact Assessment

- 7.1. The premises has 1 listing description, for New End Primary School. The property is Grade II Listed and therefore it is their external appearance, elevations and detailing that the listing will primarily protect. The listing description does not refer to the internal arrangement or features of the building(s).
- 7.2. The external alterations proposed are modest and amount mainly to the conservative repairs proposed for the existing retaining wall between the 2nr rear playgrounds. Any defective bricks replaced will be replaced with the closest matching bricks and all mortar repairs will be carried out with 1:3 lime mortar.
- 7.3. The remaining works to the external envelope applicable for this application is the replacement of the external lighting and provision of additional fittings to ensure safe means of access and egress. The works will involve re-use of all existing distribution routes as required to help minimise the impact of new surface mounted cabling and conduits.
- 7.4. The most potentially detrimental works to heritage assets is in relation to replacing the existing kitchen door and adjacent screen. Following inspection it was deemed that the fire resistance measures around the door and associated frames were inadequate, combined with the presence of asbestos containing materials integrated within the door and screen. The asbestos panels are at low level and prone to impact damage from kitchen trollies and the like. The proposed works will replace the door and screen on a like-for-like basis to ensure that the impact on the heritage asset is minimised while resolving the health & safety issues.
- 7.5. Proposed works incorporate heating replacement works however these are limited to the plant room and provision of additional radiators where required to enable an effective heating strategy for the school. The existing column radiators possess some heritage value and will therefore be left untouched.
- 7.6. Electrical works internally comprise the replacement of the existing lighting throughout, with provision of emergency lighting where required to meet current regulations. This will ensure that a safe means of egress can be provided in the case of an emergency. None of the lighting appears to have any heritage significance, with all of them being deemed as modern replacements.
- 7.7. Other electrical works involve the replacement of the small power throughout. The existing installation is generally deemed to be life expired apart from the minor recent works where dado trunking has been installed. The works will involve new wiring and distribution as required to meet current standards.

Proposed works will therefore have an impact on the heritage asset as new surface mounted fittings will be present. These will not be too much of an eye-sore as the colours will blend in with the paint finish. With existing conduits and dado trunking being present, the proposed works does not introduce brand new modern components that would cause detrimental harm to the heritage significance of the school. With the modern IT demands involved with schools, the small power works are deemed required to enable the full school curriculum to be provided.

Significant Benefits

- 7.8. The proposal will help to secure a long term future for the building resulting in significant benefits to the school's operation and the safety of the pupils. This will prevent the accelerated deterioration of the building's fabric and internal areas to preserve the historic character of the site. The works proposed have been determined to ensure that the heritage assets are retained while providing a safe and compliant school.
- 7.9. The proposals will see a deteriorating building being brought back into use and make a positive contribution to the immediate area, a clear environmental and social benefit.
- 7.10. The significant benefits of the proposals as set out above are considered to be of such weight that these can justify a positive determination of the application.

8. Conclusion

- 8.1. The proposed development is plainly in accordance with the adopted DP. Considered against the statutory provisions under the Planning (Listed Buildings and Conservation Areas) Act 1990, and against national and local policy, the proposals preserve the character and appearance of the conservation area. The historic significance of the Grade II Listed School is also preserved while allowing it to continue to function as a modern school.
- 8.2. No substantial harm will result to the designated heritage asset.
- 8.3. The proposal would result in significant benefits as set out in paragraphs 7.8 - 7.10.
- 8.4. For the reasons set out above, the applicant respectfully requests that, the application is approved without delay.