

Application ref: 2019/1576/L
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Date: 25 July 2019

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Haverstock
Studio 10
Cliff Road Studios
London
NW1 9AN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Primrose Hill Primary School
36-40 Princess Road
London
NW1 8JL

Proposal: External and internal works to create a specialist Additional Resource Provision (ARP) for children with high autistic spectrum disorder (ASD) needs including installation of new air conditioning unit on the roof, installation of new timber sash windows at basement level on the front elevation, reinstate existing front lightwell, removal and installation of new partition walls at basement, ground, first and second floor levels, tanking of the basement utility room and second floor wetroom, and lowering of window to create a door opening, blocking up of door opening, installation of a cabin structure within the hall and installation of new WC's all at second floor level, new acoustic treatment in rooms at ground floor, first and second floor levels, and installation of new mechanical extract system at second floor level.

Drawing Nos: 1161 (PREFIX) -1000 PL1; 1001; 1002; 1003 T1; 1004 T1; 1005 T1; 1006 T1; 1007 T1; 1008 T1; 1009 T1; 1010 T1; 1011 T1; 1012 T1; 1013 T1; 1014 T1; 1015 T1; 1016 T1; 1023 T1; 1024 T1; 1025 T1; 1026 T1; 1027 T1; 1028 T1; 1029 PL1; 1030 PL1; 1050 T1; 1051 T1; 1052 T1; 1053 T1; 1100 T1; 1101 T1; 1102 T1; 1103 T1; 1104 T1; 1105 T1; 1106 T1; 1107 T1; 2000 PL1; 2001 PL1; 2002 PL1; 2003 PL1; 2004 PL1; 2005 PL1; 3000 T1; 3001 T1; 219020 010; 219020 011; PHS 100; PHS101; PHS 200; PHS 201 A; PHS 202 A; PHS 300 A; E-0201 P01; E-0202 P01; E-301 P01; E-0302; E-0401; E-0402; M-0201 P01; M-0201 P01; M-251 P01; M-252 P01; M-301 P01; M-302 P01; M0401 P02; M-402 P02; M-0601 P01; M-602 P01; E-203 P01; E-0303

P01; E-403 P01; M-204 P01; M254 P01; M-0304 P01; M-0404 P02; M-0405 P02; M-0500 P01; M-0501 P01; M-0604 P01; E-0200 P01; E-0300 P01; E-0400 P01; M-0200 P01; M-0250 P01; M-0300 P01; M-0400 P02; M-600 P01; Heritage Statement prepared by Robert Loader Architect dated March 2019; Electrical Specification prepared by Johns Slater and Haward dated May 2019; Mechanical Specification prepared by Johns Slater and Haward dated May 2019; K10 T1 Dry linings/partitions/ceilings prepared by Haverstock dated 09th April 2019; K13 T1 Rigid sheet fine linings and panelling prepared by Haverstock dated 09th April 2019; K40 T1 Demountable Suspended Ceilings prepared by Haverstock dated 09th April 2019; M42 T1 Wood block/composition block/mosaic parquet flooring prepared by Haverstock dated 09th April 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:

1161 (PREFIX) -1000 PL1; 1001; 1002; 1003 T1; 1004 T1; 1005 T1; 1006 T1; 1007 T1; 1008 T1; 1009 T1; 1010 T1; 1011 T1; 1012 T1; 1013 T1; 1014 T1; 1015 T1; 1016 T1; 1023 T1; 1024 T1; 1025 T1; 1026 T1; 1027 T1; 1028 T1; 1029 PL1; 1030 PL1; 1050 T1; 1051 T1; 1052 T1; 1053 T1; 1100 T1; 1101 T1; 1102 T1; 1103 T1; 1104 T1; 1105 T1; 1106 T1; 1107 T1; 2000 PL1; 2001 PL1; 2002 PL1; 2003 PL1; 2004 PL1; 2005 PL1; 3000 T1; 3001 T1;

219020 010; 219020 011; PHS 100; PHS 101; PHS 200; PHS 201 A; PHS 202 A; PHS 300 A; E-0201 P01; E-0202 P01; E-301 P01; E-0302; E-0401; E-0402; M-0201 P01; M-0201 P01; M-251 P01; M-252 P01; M-301 P01; M-302 P01; M0401 P02; M-402 P02; M-0601 P01; M-602 P01; E-203 P01; E-0303 P01; E-403 P01; M-204 P01; M254 P01; M-0304 P01; M-0404 P02; M-0405 P02; M-0500 P01; M-0501 P01; M-0604 P01; E-0200 P01; E-0300 P01; E-0400 P01; M-0200 P01; M-0250 P01; M-0300 P01; M-0400 P02; M-600 P01; Heritage Statement prepared by Robert Loader Architect dated March 2019; Electrical Specification prepared by Johns Slater and Haward dated May 2019; Mechanical Specification prepared by Johns Slater and Haward dated May 2019; K10 T1 Dry linings/partitions/ceilings prepared by Haverstock dated 09th April 2019; K13 T1 Rigid sheet fine linings and panelling prepared by Haverstock dated 09th April 2019; K40 T1 Demountable Suspended Ceilings prepared by Haverstock dated 09th April 2019; M42 T1 Wood block/composition block/mosaic parquet flooring prepared by Haverstock dated 09th April 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.

- 4 Prior to the commencement of the relevant part of the works, a damp condition survey and method statement for damp proofing of the relevant part of the basement area shall be submitted to and approved in writing by the local planning authority.

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.

- 5 Notwithstanding the details shown on the approved proposed basement floor plan, section and elevation (drawing no. PHS 101) and approved proposed front elevation (drawing no. 1161 2202 PL1) the replacement basement windows shall be single glazed timber framed sash windows.

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.

- 6 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of basement single glazed timber framed sash windows (including jambs, head and cill) with typical glazing bars at 1:1.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The proposal relates to alterations to the building in order to create a specialist Additional Resource Provision (ARP) for children with high autistic spectrum disorder (ASD). Although air conditioning in many instances is to be avoided in historic buildings, it is considered that the character and fabric of the building are sufficiently robust to take the installation of such services with the external

manifestations being fitted in discreet locations away from public view.

The distribution of new functions within the existing floor layouts has already been agreed in principle at pre-application stage. It is considered that the new functions required by the ARP will integrate well into the historic plan form and where new partition, ceiling and service installations are required, they will be of a reversible nature and read as modern fabric against the 19th century interior.

The insertion of a 'cabin' is seen as a temporary freestanding solution within the top floor hall space, which will have no long-term impact on the structure and fabric of the building and which will sit comfortably within the existing space without compromising its spatial qualities or historic features such as windows and doors.

The proposed changes to the ground floor dining hall screen, which are essential to the ARP project, cause no harm to historic joinery work as they will match the detailed design in terms of use of materials, proportions and joinery profiles.

The proposal includes insertion of two timber box sash windows at basement level within the front elevation. The details show that these would be double glazed. Double glazed windows in a grade II historic building would not be considered acceptable and single glazing would be required to be installed with profiles to match the adjacent historic window designs. The windows would be considered acceptable at this level on the basis that there is historic precedent of windows previously being in this location. A condition would be attached requiring single glazed windows to be installed and detailed drawings of the window design to ensure that the windows are single glazed and appropriately detailed.

Acoustic panels (including ceiling baffles and soft panel wall lining systems) would be installed within various rooms at ground, first floors and second floors. It would be reversible and would read as a separate entity both visually and in terms of construction fixing methods from the main envelope of the building.

The tanking of the basement area would be acceptable in principle subject to the details and methodologies of the tanking system to be used. A condition would be attached requiring the submission of a damp condition survey and a method statement for damp-proofing.

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

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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London

Plan 2016 and the National Planning Policy Framework 2019.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope
Chief Planning Officer