

Application ref: 2019/0744/L
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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:

New End Primary School
Streatley Place
London
NW3 1HU

Proposal:

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

Drawing Nos: 000 000 (Typical fire-stopping details), lighting types, planning and heritage statement (P0), site plan, location plan, 910 003 rev 0001 (proposed works to retaining wall), 600 0001 rev T0 (propo lighting and small power B), 600 0002 rev T0 (propo lighting and small power BM), 600 0003 rev T1 (propo lighting and small power GF), 600 0004 rev T0 (propo lighting and small power GM), 600 0005 rev T1 (propo lighting and small power 1F), 600 0006 rev T0 (propo lighting and small power 1M), 600 0007 rev T1 (propo lighting and small power 2f), 600 0008 rev T0 (propo lighting and small power 2M), 600 0009 rev T1 (propo lighting and small power 3f), 560 0001 rev T1 (propo heating B), 560 0002 rev T0 (propo heating BM), 560 0003 rev T1 (propo heating G), 560 0004 rev T1 (propo heating GM), 560 0005 rev T1 (propo heating 1F), 560 0006 T1 (propo heating 1M), 560 0007 rev T1 (propo heating 2f), 560 0008 rev T1 (propo heating 2M), 560 0009 rev T1 (propo heating 3f), 5600001 C01 (rads B), 5600002 C01 (rads BM), 5600003 C01 (rads G), 5600004 C01 (rads GM), 5600005 C01 (rads 1F), 5600006 C01 (rads 1FM), 5600007 C01 (rads 2F), 5600008 C01 (rads 2FM), 5600009 C01 (rads 3F)

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:

000 000 (Typical fire-stopping details), lighting types, planning and heritage statement (P0), site plan, location plan, 910 003 rev 0001 (proposed works to retaining wall), 600 0001 rev T0 (propo lighting and small power B), 600 0002 rev T0 (propo lighting and small power BM), 600 0003 rev T1 (propo lighting and small power GF), 600 0004 rev T0 (propo lighting and small power GM), 600 0005 rev T1 (propo lighting and small power 1F), 600 0006 rev T0 (propo lighting and small power 1M), 600 0007 rev T1 (propo lighting and small power 2f), 600 0008 rev T0 (propo lighting and small power 2M), 600 0009 rev T1 (propo lighting and small power 3f), 560 0001 rev T1 (propo heating B), 560 0002 rev T0 (propo heating BM), 560 0003 rev T1 (propo heating G), 560 0004 rev T1 (propo heating GM), 560 0005 rev T1 (propo heating 1F), 560 0006 T1 (propo heating 1M), 560 0007 rev T1 (propo heating 2f), 560 0008 rev T1 (propo heating 2M), 560 0009 rev T1 (propo heating 3f), 5600001 C01 (rads B), 5600002 C01 (rads BM), 5600003 C01 (rads G), 5600004 C01 (rads GM), 5600005 C01 (rads 1F), 5600006 C01 (rads 1FM), 5600007 C01 (rads 2F), 5600008 C01 (rads 2FM), 5600009 C01 (rads 3F)

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 Before the relevant part of the work is begun, samples of materials in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) a sample panel of brickwork showing matching reclaimed stock bricks, with bond, mortar and pointing to match the existing, and sootwashed to blend in

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade-II-listed primary school.

It is proposed to repair a brick retaining wall. Suitable brickwork will be controlled by condition. It is proposed to replace the lighting and small power; the existing fittings are modern and existing conduit will largely be used. It is also proposed to replace the heating system; the existing cast iron radiators will be retained (shown as black rectangles on the drawings), so this will not result in loss of fabric. The boiler system is enclosed in a room of low significance. A plan to replace a glazed kitchen door has been removed from the proposal, as has a proposal to add 33 external lights.

The proposal has been advertised in the press and by site notice without comment. 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 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.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 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