

**Planning Department**

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14<sup>th</sup> February 2020

Dear Sir / Madam,

**Replacement boundary wall to match existing at South Hampstead Junior School, 12 Netherhall Gardens, London NW3 5RN**

On behalf of our client Girls' Day School Trust (GDST) we write to submit this application for the following development at South Hampstead Junior School, 12 Netherhall Gardens, London NW3 5RN ("the site"):

*Demolition and replacement of existing boundary wall ("the proposed development").*

The Proposed Development will replace the existing wall at the site, fronting Netherhall Gardens. The wall will be replaced by a wall of the same height, scale and material to match the existing.

This application is being supported by the following documents:

- Planning Application Form
- Planning Application Drawings
  - Site Location Plan (Drawing no. 160179-PE-12-ZZ-DR-S-0220 Rev P01)
  - Retaining Boundary Wall, Existing Plan and Elevation (Drawing no. 160179-PE-12-ZZ-DR-S-0221 Rev P01)
  - Retaining Boundary Wall, Proposed Plan and Elevation (Drawing no. 160179-PE-12-ZZ-DR-S-0222)

Site Context

South Hampstead Junior School is located to the east of Netherhall Gardens to the east of Finchley Road. The site is located within the Fitzjohn Netherhall Conservation Area. The site consists of a large detached three storey building with a paved area to the front. To the rear of the school is an area for games and sports.

The surrounding area is predominately residential with large detached, 3-4 storey red brick housing. Netherhall Gardens is located on an incline with the site rising to the north.

### Planning History

The planning application history of the site consists of works to trees within a conservation area and historic applications for the use of the site as a school. There are no applications which are considered to be relevant to the proposed development.

### Proposed Development

This application seeks permission of the demolition of the existing boundary wall along Netherhall Gardens, and the replacement of this boundary wall of the same height, scale and materials.

This application is being submitted as the existing wall is in a state of disrepair and is considered to be unsafe. The existing brick face would be taken down, with the existing foundations excavated and disposed of off site. The dismantled bricks will be cleaned down for re-use. New foundations and wall structure would be built, and the facing bricks would be reused. The existing gate and metal handrails would be removed and then refixed to the new boundary wall. The gate and metal handrails would be repainted in black to improve their appearance. Overall the propose development would provide a replica of the existing boundary wall.

### Planning Policy Context

The development plan documents for Camden consists of the Camden Local Plan (2017) which was adopted on 3<sup>rd</sup> July 2017, a series of Area Action Plans, and the North London Waste Plan.

The relevant policies of these documents have been considered against the proposed development and are assessed below:

### Principle of Development

Policy C1 (Health and wellbeing) identifies that the Council will improve and promote strong, vibrant and healthy communities through ensuring high quality environments.

Policy C2 (Community facilities) sets out that the Council will support the investment plans of educational bodies to expand and enhance their operations. The Council will balance the impact of proposals on residential amenity and transport infrastructure.

Policy C5 (Safety and security) seeks to make Camden a safer place and requires appropriate security and community safety measures in buildings, space and the transport system, in addition to promoting safer streets and public areas.

The proposed development would facilitate the improvement of the boundary wall which is currently considered to be in a poor state and is no longer safe. The proposed development is a replacement of the existing wall and will provide a betterment to the school and the local environment. The existing wall demonstrates that the principle of the development is acceptable in this location. The wall provides a secure boundary between the school and the public footway and Netherhall Gardens, and compliments the street scene.

## Design

Local Plan Policy A1 (Managing the impact of development) seeks to protect the quality of life of occupiers and neighbours and the Council will grant permission for development unless this causes unacceptable harm to amenity.

Policy D1 (Design) seeks high quality design in development that respects local character and preserves and enhances the historic environment.

The proposed development is a replica of the existing boundary wall. The existing brick will be re-used, and the wall will be of the same height and scale. Therefore the external appearance of the proposed development will match the existing boundary wall. It is considered that the proposed development achieves the design requirements of the policies stated above.

## Conservation Area

Policy D2 (Heritage) sets out to protect Camden's heritage assets and their setting, including conservation areas, which are to be preserved, and where appropriate enhanced.

The proposed development seeks to replace the existing wall with a like for like design and re-uses the current materials. Therefore it is considered that the proposals will provide a betterment to the conservation area and complies with Policy D2.

## Summary and Conclusion

This application seeks permission for the demolition and replacement of the existing boundary wall along Netherhall Gardens. The Proposed Development is being sought as the currently wall is no longer considered to be safe. The proposed development would match the existing wall, with the existing gate, handrails and bricks being reused. The scale and height will be the same as the existing wall.

Overall the Proposed Development complies with the relevant planning policy as detailed above, and would provide a betterment to the existing appearance of the site. As a result, we would respectfully request that planning permission is granted as soon as possible.

Yours faithfully,



**Natasha Bullen**  
Senior Planner