

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="36-40 Primrose Hill Primary School"/>
Address Line 1	<input type="text" value="Princess Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Camden"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="NW1 8JL"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="528304"/>	<input type="text" value="183909"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

Ms

First name

Julia

Surname

Chalfen

Company Name

Address

Address line 1

36-40 Princess Road

Address line 2

Address line 3

Town/City

LONDON

Country

United Kingdom

Postcode

NW1 8JL

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The Victorian railings are in a poor state of repair - rusted and broken. The original stone wall at the base of the railings was painted many years ago under a previous Headteacher. We have put in a local CIL bid for funding to restore the railings and remove the paint on the wall back to the original stone. A restoration company has experimented on some small areas of the wall and confirmed that this can be done, without damaging the wall. We have had 2 quotes for restoration of the railings, and wish to instruct the company who have quoted to restore the railings in situ.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

PP-9480816 - application to overpaint the white wall black (Feb 2021)

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

<div><div>Type: Other</div><div>Other (please specify): Black paint on railings</div><div>Existing materials and finishes: Black paint</div><div>Proposed materials and finishes: Black paint - to match the original colour and finish</div></div>
<div><div>Type: Boundary treatments (e.g. fences, walls)</div><div>Existing materials and finishes: Railings: Broken or missing finials and frieze panels Stone plinth: Modern paint to be remove, and original stone restored</div><div>Proposed materials and finishes: Railings: The railings have been replaced with a collection of different palings over the years. The specialist contractor will pick the most appropriate finial for palings and frieze panels before casting new. Stone plinth: paint to be removed by use of PCS 200 biodegradable chemical and the Doff cleaning system. The specialist contractor has experimented on 3 small areas to see if the above system would work well - as it is the least abrasive way of removing the paint, and will not damage the stone underneath. The sample areas worked well and the contractor (Rominar) is confident the finished result will be successful.</div></div>

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Photos of the railings, finials, wall and frieze panels. Quote for removal of paint (Rominar Quote).
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Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

Our immediate neighbours were involved in the original application regarding our request to paint the wall from white to black. They disputed this request - and they would very much like the stone to be restored. We are sure they would also like the railings to be restored to their former beauty.

We are applying for a Community Infrastructure Levy bid from Camden Council through our local councillor - so they will be involved in funding this project if our bid is successful.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

05/03/2021

Details of the pre-application advice received

Nick Baxter and myself have been in conversation about the paint removal and restoration of the stone wall back to its original condition since March 2021 - after the first planning application (to paint the stone wall from white to black) submitted Feb 2021 was turned down. Following a visit to the school, Nick confirmed that the best outcome for this project would be to remove the paint in its entirety from the stone plinth / wall and restore it to its original stone - which is what part of this application is for. The other part - to restore the railings - was also discussed with Nick and he agreed that the most desirable outcome for this project would be, in addition to removing the paint from the wall, to also restore the railings,

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner:

***** REDACTED *****

House name:**Number:**

5

Suffix:**Address line 1:**

Pancras Square

Address Line 2:**Town/City:**

London

Postcode:

N1C 4AG

Date notice served (DD/MM/YYYY):

15/03/2022

Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

Ms

First Name

Julia

Surname

Chalfen

Declaration Date

15/03/2022

☒ Declaration made**Declaration**

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Julia Chalfen

Date

20/03/2022

Amendments Summary

Changes in V2:

1. Added in description about how the stonework will be restored / paint removed - and uploaded Rominar Quote for these works.
2. Uploaded quotation from the Hall Conservation for a specialist survey - from which a report will be produced which can be used to re-tender, so the contractors can then re-quote on like-for-like basis, based on the survey's recommendations for the works.