

Application ref: 2022/1844/P  
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Date: 6 July 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Pellings LLP  
Northside House  
Cockfosters Road  
Barnet  
EN4 9EB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**West Hampstead Primary School**  
**Dornfell Street**  
**London**  
**NW6 1QL**

Proposal:

Replacement of existing chain-link fencing with mesh type fencing; demolition of redundant toilet building and alterations to boundary wall height.

Drawing Nos: Site Location Plan 252 0800 200, Plans & Elevations as Existing 252 0800 201 A, Plans & Elevations as Existing (Chainlink fence) 252 0800 203 AA, Plans and Elevations as Proposed 252 0800 202 A, Plans and Elevations as Proposed 252 0800 204 AA, Barkers Fencing Secureguard 358

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved documents/drawings:  
Site Location Plan 252 0800 200, Plans & Elevations as Existing 252 0800 201 A, Plans & Elevations as Existing (Chainlink fence) 252 0800 203 AA, Plans and Elevations as Proposed 252 0800 202 A, Plans and Elevations as Proposed 252 0800 204 AA, Barkers Fencing Secureguard 358

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 Reasons for granting permission:

West Hampstead Primary School occupies a rectangular site enclosed by Dornfell Street (north), Bloomsleigh Street (east), Galstonbury Street (south) and the schoolkeeper's house and other houses on Dornfell Street and Ravenshaw Street (west). It is a Grade II Listed building.

The existing metal chain-link fencing on Dornfell Street, Broomsleigh Street and Glastonbury Street is proposed to be replaced with a more robust and secure metal mesh panelled fencing. The proposal is to replace most of the existing chain link fencing with 'Secureguard' 358 mesh panels. The height of the existing fencing is approx. 3.6m and it is proposed to match the existing levels. The total height of the fencing above brick walls will be retained. The mesh panels will be bolted onto new RHS steel posts. The mesh panels will be fixed to the posts. Both the mesh panels and RHS steel post will be coated with black polyester powder.

It is also proposed to demolish the existing redundant toilet block which runs along the southern boundary of the site. The block in its current state is in poor condition with no roof provided and no means of entry into the block. The proposal is to demolish the block and replace the footprint with tarmac/ soft play area surfacing to match the existing surrounding grounds. The block forms part of the boundary wall along Glastonbury Street. The boundary wall will therefore also be reduced in height to the height of the surrounding walling to provide a continuous height along Glastonbury Street. The wall will be surmounted with 'Secureguard' 358 mesh panels.

The proposed replacement fencing is considered acceptable in height, design and materials. It would not result in any harm to the appearance of the site, the setting or the appearance of the Listed school buildings or the character or appearance of the surrounding streetscenes.

Special attention has been paid to the desirability of preserving or enhancing the architectural and historic merits of the Listed building and its setting under s. 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

There would be no loss of security or safety at any neighbouring properties or in the public realm. The occupiers of neighbouring properties would not be affected by way of loss of light, privacy or outlook.

The planning history of the site has been taken into consideration in the assessment of the application. No objections were received following statutory consultation on the application.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer