

Application ref: 2022/1849/L
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 6 July 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Pellings
Northside House
Cockfosters Road
Barnet
EN4 9EB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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 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: 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.

Informative(s):

- 1 Reasons for granting consent-

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 setting or the appearance of the Listed school buildings or walls.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

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 policy 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 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer