

Application ref: 2023/1641/L
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Jonathan Tuckey Design
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Acland Burghley School
93 93 Burghley Rd
Tuffnell Park
London
NW5 1UJ

Proposal:

Reorganisation of entrance and reception areas.

Drawing Nos: JTD_256_103, JTD_256_104, JTD_256_104, JTD_256_001,
JTD_256_011, JTD_256_101

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

Conditions And Reasons:

- 1 Before the relevant part of the work is begun, the following shall be submitted to/viewed by and approved in writing by the local planning authority:
 - a) Drawings at 1:10 showing, elevation, plan, section and materiality of the vertical divider between the waiting area and the hallway, showing a design suitable for a 1960s Brutalist school.
 - b) A 1m2 sample panel of the new concrete partition between the waiting area and the hallway.

c) A 1m2 sample panel of the stripped concrete wall, showing no harm to the concrete.

d) A 1m2 sample panel of the stripped and polished concrete floor, showing no harm to the concrete.

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.

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

JTD_256_103, JTD_256_104, JTD_256_104, JTD_256_001, JTD_256_011, JTD_256_101

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 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 The site is a grade-II-listed modernist school of 1967.

The applicant wishes to improve circulation and security, with proposals centred upon the main entrance hall. To do this, he plans to alter back-of-house concrete block partitions and demolish a retrofitted wheelchair ramp, reproviding it within an existing concrete podium. A timber security hut will be sited in the centre of the hallway to control access. To improve the environment, it is also proposed to remove non-original paint and floor finishes from the walls and floor and polish the concrete so exposed. The walls and floor will not be repainted/re-covered.

The fabric to be lost is comparatively modern and lacking in distinctive plan form, and some of it is not original; and the building is large and robust. The works to strip back and polish the concrete present a heritage benefit. The proposal is likely to result in a public benefit, offsetting what less-than-substantial harm will occur. The security hut will be fully reversible.

The proposed works will not harm the special interest of the listed building.

However, any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer