

Application ref: 2023/5151/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 Burghley Road
London
NW5 1UJ

Proposal:

Altering the layout of the media department classrooms and library entrance. Removal of stud walls, replacing surface finishes, altering of services and enlarging doorway in structural concrete wall.

Drawing Nos: JTD_0287_02_101 (propo plan), JTD_0287_02_102 (propo eles), JTD_0287_02_103 (propo floor), JTD_0287_02_105 (propo RCP)

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 plans:

JTD_0287_02_101 (propo plan), JTD_0287_02_102 (propo eles),
JTD_0287_02_103 (propo floor), JTD_0287_02_105 (propo RCP)

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.

- 4 Before construction works shall commence, the removal of paint and carrels from the piloti and spine downstand shall be completed and approved in writing by the local planning authority.

Reason: To safeguard the special interest of the premises in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

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

The affected part is a group of rooms on the first floor of the West Wing forming the media department, and the library. The library occupies a formerly open-sided street in the sky at first-floor level, now enclosed with windows, which is traversed by a row of piloti supporting angular crossmembers which clasp a downstand spine bulkhead. At present, six piloti are visible, striding along the length of the library. They are enclosed at their bases by non-historic built-in carrels and their formerly exposed concrete surfaces have been painted. The ceiling has been furnished with suspended servicing rafts of 1990s appearance.

The applicant wishes to demolish partitions and alter finishes in the media department and library. He also wishes to enlarge the media department by building two additional rooms within the envelope of the library, reducing its openness and scale, and enclosing piloti.

The piloti are of high significance. The proposal would benefit them by removing the paint and the carrels. The original proposal would have enclosed two of the six piloti in the new studio. This has now been reduced to one, leaving five visible. A mirror will be placed on the new wall behind the final visible piloti, to give the visual impression that the colonnade continues. The sixth piloti will survive unaltered, but will stand within a video studio.

The otherwise undesirable works are rendered acceptable by the public benefit to be ascribed to the operation of the school, in offering a new T-level qualification in Media. The works will also be reversible and differentiated.

Another benefit of the scheme is the replacement in the media department of existing wall-to-wall suspended ceilings with rectangular central rafts that better expose the original form of the building.

A condition will be applied stating that the beneficial works (the removal of the paint and carrels) must be completed to the council's satisfaction before the construction works can commence.

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

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer