

Application ref: 2024/0750/L  
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**Development Management**  
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Jonathan Tuckey Design  
58 Milson Road  
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London  
W14 0LB  
United Kingdom

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, removal of stud walls and addition of platform lift to provide wheelchair access. Strip paint to uncover original materiality.

Drawing Nos: 256 02 SK, JT0266 02 101 (floor finishes), JT0266 02 102 (wall finishes), site plan, JT0266 02 103 (ceilings), block plan, JT0266 02 110 (LGF exist), JT0266 02 112 (LGF propo), JT0266 02 111 (LGF demo), JT0266 02 410 (axo), JT0266 02 010 (GF exist), JT0266 02 100 (GF propo), JT0266 02 011 (GF demo), JT0266 02 002 (block plan),

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:

256 02 SK, JT0266 02 101 (floor finishes), JT0266 02 102 (wall finishes), site plan, JT0266 02 103 (ceilings), block plan, JT0266 02 110 (LGF exist), JT0266 02 112 (LGF propo), JT0266 02 111 (LGF demo), JT0266 02 410 (axo), JT0266 02 010 (GF exist), JT0266 02 100 (GF propo), JT0266 02 011 (GF demo), JT0266 02 002 (block plan),

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 the relevant part of the work is begun, a 1m<sup>2</sup> sample, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) The stripped concrete, showing no harm to the texture of the material.

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

The applicant wishes to rearrange circulation and office space in and around the reception area. He already has an active consent for a more intrusive proposal in the same area.

The fabric to be altered is comparatively modern and lacking in distinctive plan form, and some of it is not original; and the building is large and robust. It is also proposed to remove non-original paint finishes from the walls and retain them as exposed concrete, as originally intended.

The works to re-expose the concrete present a heritage benefit, offsetting what less-than-substantial harm will occur.

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.

Daniel Pope  
Chief Planning Officer