

Application ref: 2024/0708/P  
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Date: 13 May 2024

**Development Management**  
Regeneration and Planning  
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Frankham Consultancy Group  
Irene House  
7b Five Arches Business Park  
Maidstone Road  
Sidcup  
Kent  
DA14 5AE

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Acland Burghley School**  
**93 Burghley Road**  
**London**  
**NW5 1UJ**

Proposal:

Boundary Wall repair and rebuild

Drawing Nos: DRB1005 S4 PO2 (location plan), DRS4001 S2 PO1 (location key), DRS 4320 D3 C09, DRS 4322 D3 CO3, DRS 4322 D3 CO4, DRS 4321 D3 CO7, design & access statement, heritage statement

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 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 policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 Before the relevant part of the work is begun, a 1m<sup>2</sup> sample of like-for-like replacement brickwork shall be submitted to and approved in writing by the local planning authority:

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.

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

DRB1005 S4 PO2 (location plan), DRS4001 S2 PO1 (location key), DRS 4320 D3 C09, DRS 4322 D3 CO3, DRS 4322 D3 CO4, DRS 4321 D3 CO7, design & access statement, heritage statement

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

#### Informative(s):

- 1 The site is the curtilage-listed perimeter wall of a grade-II-listed Modernist school of 1967.

The applicant wishes to demolish three sections of the perimeter wall and rebuild them, two in a different form and one like for like. The wall takes an unusual form, apparently being constructed in a type of Flemish bond using bricks laid on their sides. Several different and unusual stocks seem to have been used, although this has unfortunately been largely masked by a coat of paint.

The parts of the wall affected are leaning and have been propped.

Two of the sections will be retained up to six courses of brickwork, with the remaining height being provided with a heavy mesh fence.

This expedient change in form is only considered acceptable in this instance on the grounds that: the site is above a railway cutting and the walls cannot be rebuilt like for like without entirely disproportionate requirements including disruption to rail services; the amount of wall affected is small compared to the amount that is present; the fabric affected is comparatively modern; there is a

public benefit in the efficient and safe operation of the school.

It should be noted that much of the wall has been painted apparently without listed building consent. No more of it should be painted and any opportunity to remove the paint should be taken. The option of future enforcement action is reserved.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (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. In dealing with the application, the Council has sought to work with the applicant in a positive and creative way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer