

Application ref: 2024/1758/L
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Date: 19 June 2024

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London Borough of Camden
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planning@camden.gov.uk

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Francis Birch Architect
11 North Hill Avenue
Highgate
London
N6 4RJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**87 Holmes Road
London
NW5 3AX**

Proposal:

Repair, overhaul and redecoration of 15 no. windows to former London Board School building.

Drawing Nos: Site Location Plan; Type 1 Pivot Window Proposed Drawings - SK01-1 rev P1; Type 2 Sash Window Proposed Drawings - SK02-1 rev P1; Type 2 Sash Window Proposed Drawings - SK02-2 rev P1; Type 2 Sash Window Proposed Drawings - SK02-3 rev P2; Type 2 Sash Window Proposed Drawings - SK02-4 rev P1; Type 2 Sash Window Proposed Drawings - SK03-1 rev P1; Type 2 Sash Window Proposed Drawings - SK03-2 rev P1; Design and Access & Heritage Statement.

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:

Site Location Plan; Type 1 Pivot Window Proposed Drawings - SK01-1 rev P1; Type 2 Sash Window Proposed Drawings - SK02-1 rev P1; Type 2 Sash Window Proposed Drawings - SK02-2 rev P1; Type 2 Sash Window Proposed Drawings - SK02-3 rev P2; Type 2 Sash Window Proposed Drawings - SK02-4 rev P1; Type 2 Sash Window Proposed Drawings - SK03-1 rev P1; Type 2 Sash Window Proposed Drawings - SK03-2 rev P1; Design and Access & Heritage Statement.

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 listed building consent:

The application site is a grade II listed former London Board School, used in the 20th century as an Adult Education Institute, and converted and extended in 2010 for use as a French Lycee, the Collège Français Bilingue de Londres (CFBL) which opened in 2011. The original building was built from 1873-74 to the neo-Gothic designs of ER Robson, with later additions dating from 1891. The 19th century buildings are constructed from yellow stock brick with red brick dressings and X patterning and stone dressings, and with slated roofs including gables to alternating bays, and with a central wooden bellcote topped by a fleche. The buildings subject of the application are fenestrated by a range of painted timber casement and sash windows.

The application seeks approval for the repair, overhaul and redecoration of 15 no. windows to the former London Board School building. A recent condition survey identifies the windows are in general need of repair and upgrading due to water ingress and exposure to the elements, with many having deteriorated to the extent that they are unopenable, loose within their frames, or in need of a range of localised timber repairs and upgrades. On this basis, a programme of conservation-led repairs has been developed, tailored to each window type and to the degree of intervention required. Wherever possible, traditional methods will be employed: with rotten window cills to be replaced; new timber to be pieced-in to deteriorated frames; draught seals to be replaced; new pulleys, cords, chains and ironmongery to be fitted to match existing fittings where required; failed double-glazed units to be replaced where they were installed as part of the 2011 refurbishment; and all windows to be redecorated

to match the existing white-painted finish.

The proposed works will prolong the life of the building envelope, increase thermal performance, improve operational inefficiency, and improve health and safety for the building users. As such, the works will cause no harm to the grade II listed building or to the Inkerman Conservation Area.

A public consultation exercise was undertaken by means of a site notice and a press notice, but no responses were received. Kentish Town Neighbourhood Forum was consulted, but chose not to respond. The site's planning history was taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the listed building and its features under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1 and 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the

Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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