

Application ref: 2024/0864/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Reed Watts Ltd
104a St John Street
London
EC1M 4EH
United Kingdom

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: Erection of a single-storey extension to the southeast facade of the main assembly hall building to provide accessible WCs and buried earth duct associated with a new ventilation system.

Drawing Nos: Design and Access Statement (including Heritage Statement and Statement of Community Involvement)

2001(0)001 Location plan

2001(0)002 Site plan

2001(0)010 Existing ground plan

2001(0)012 Existing roof plan

2001(0)013 Existing reflected ceiling plan

2001(0)015 Detailed plans

2001(0)020 Existing section

2001(0)021 Existing section

2001(0)030 Existing elevation

2001(0)031 Existing elevation

2001(0)040 Internal elevations / Photographic survey

2001(0)041 Internal elevations / Photographic survey

Registered Company No. 9913949

2001(0)042 Internal elevations / Photographic survey

2001(0)043 Internal elevations / Photographic survey
 2001(0)044 Internal elevations / Photographic survey
 2001(0)045 Internal elevations / Photographic survey
 2001(0)046 Internal elevations / Photographic survey
 2001(0)047 Internal elevations / Photographic survey
 2001(0)048 Internal elevations / Photographic survey
 2001(0)060 Demolition plan
 2001(0)061 Detailed demolition plan
 2001(0)062 Demolition section
 2001(0)063 Demolition section
 2001(0)100 Proposed site plan
 2001(0)110 Proposed ground plan
 2001(0)112 Proposed roof plan
 2001(0)115 Proposed detailed plans
 2001(0)200 Proposed section
 2001(0)201 Proposed section
 2001(0)300 Proposed elevation
 2001(0)301 Proposed elevation
 2001(0)400 Proposed reflected ceiling plan
 2001(21)001 Proposed extension – plan section and and elevation
 2001(22)004 Internal elevation (detail)
 20210326 - 112 ABS - Planning Statement (Energy Statement)
 21-1191-Report (Arboricultural Survey and Report)
 21-1191-TPP (Tree protection Plan)
 28851 Structural Report for Planning V2
 28851-6000_P02 (Drainage Plan)
 Acland Burghley Hall - Acoustic Planning Report - rev1 – 26032021
 U--000 Ventilation Services Layout Ground Floor Level Low Level
 U--001 Ventilation Services Layout Ground Floor Level High Level
 U--010 Earth Duct Layout
 U--050 Ventilation Services Long Section

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement (including Heritage Statement and Statement of Community Involvement)
 2001(0)001 Location plan
 2001(0)002 Site plan
 2001(0)010 Existing ground plan
 2001(0)012 Existing roof plan
 2001(0)013 Existing reflected ceiling plan

2001(0)015 Detailed plans
 2001(0)020 Existing section
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 U--010 Earth Duct Layout
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Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved tree protection plan and arboricultural method statement. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policy GO3 of the Kentish Town Neighbourhood Plan 2016.

- 7 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed replacement planting to include a replacement tree, earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy GO3 of the Kentish Town Neighbourhood Plan 2016.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by no later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those

indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy GO3 of the Kentish Town Neighbourhood Plan 2016.

Informative(s):

1 Reasons for granting permission

Acland Burghley School is located on the northern border of the Kentish Town Neighbourhood Plan area, with its main entrance just off the crossroads at Tufnell Park Station. It is a Grade II listed building, though it is not situated within a conservation area. Its concrete surfaces, lined with Parana pine (now endangered), and the forms of its internal spaces-such as the auditorium with an inset clerestory level supported on piloti-contribute to its architectural significance. The listing description highlights, among other reasons for the school's designation, that "the jewel-like, top-lit assembly hall is a particularly notable feature where the use of timber and concrete gives a rich texture." The sports centre to the rear of the school is designated as open space, though this does not include the main school building. The single-storey hexagonal assembly hall features a double-ended layout, allowing for multifunctional use.

Permission is sought for repairs, the erection of a single-storey extension, and internal alterations to the existing assembly hall, including the installation of a new ventilation system. The proposed extension is the most significant addition, increasing the footprint by 18m². The proposed store would be 9.2m², and the WCs would be 4.5m² and 4.8m² respectively. The single-storey rear extension is a proportionate and well considered addition and its height and the use of materials matching the main building would ensure it appears as a subordinate addition to the rear. This extension will have minimal impact on the character and appearance of the local area, as it will not be highly visible from public areas. A sunken amphitheatre made of stones from a previous school building on the site will be sensitively repaired. It is intended that the assembly hall will be opened for theatre events and can be booked by the public for rehearsals.

A modest externally illuminated sign is proposed on the elevation facing the main school. Details are secured by condition as part of the associated listed building consent. The applicant is advised by informative that the signage does not form part of the planning permission and may require separate advertisement consent.

The proposals have been reviewed by the Council's Conservation officer who

considers that overall, the proposals would result in 'less than substantial harm' to the significance of the listed building due to the changes to the plan form and minor loss of historic fabric arising from the proposed extension and new openings. This harm is considered to be balanced by the heritage benefits of the internal works (assessed as part of the associated application for listed building consent (ref. 2024/2062/L) and the opening up of the assembly hall for theatre events and public use.

The proposal is to add a ventilation system on the interior of the building. An overheating assessment has been provided, demonstrating that the hall is at risk of overheating. In this instance, a buried earth duct acting as a heat exchanger is considered. A plant noise assessment prepared by Gilieron Scott Acoustic Design Ltd. has been submitted which assesses the impact of the proposed equipment in terms of noise emissions on the worst affected neighbouring residential windows.

The report has been reviewed by the Council's Environmental Health Officer who confirms that appropriate noise guidelines have been followed, and the calculations show that the noise emission levels of the proposed plant meet the Local Authority criteria during the operating period with specified mitigation and should not have an adverse impact on the nearest sensitive receivers. Approval shall be subject to conditions requiring compliance with Camden's noise standards.

- 2 A horse chestnut tree, identified as T2 and classified as Category C (low quality), is proposed for removal to enable ventilation works and stabilising loose paving in the amphitheatre and external building mounted signage. The Council's tree officer has been consulted and reflected that T2 is not considered to significantly contribute to the character or appearance of the area and has low visibility from the public realm. The loss of amenity and canopy cover could be mitigated through replacement planting, though specific details for this have not been submitted. The impact of the proposed development on the remaining trees is deemed acceptable, and the tree protection measures in place are considered sufficient to ensure their preservation throughout the development process. Conditions are attached to secure the tree protection and further landscaping plans.

Due to the nature and location of the works, it is not expected that there would be any significant or harmful impacts on amenity, including with regards to light availability, privacy, or noise.

Based on the available information, this permission will not require the approval of a Biodiversity Gain Plan before development begins because it is below the de minimis threshold. It does not impact an on-site priority habitat and affects less than 25sqm of habitat with biodiversity value greater than zero, and less than 5 meters of linear habitat.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and features of special architectural or historic interest of the listed building, under s.72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, C2, CC1, CC D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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.
- 6 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).
- 7 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not

begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a “Biodiversity Gain Site”.
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).

- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

8 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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 positioned above the printed name.

Daniel Pope
Chief Planning Officer