

Application ref: 2024/2062/L
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Development Management
Regeneration and Planning
London Borough of Camden
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Reed Watts Ltd
104a St John Street
London
EC1M 4EH
United Kingdom

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: 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 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:

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
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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

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, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) External signage;

b) all new internal and external facing materials including treatment of existing timber lining;

c) all light fittings including circular light fittings to Assembly Hall;

d.) air inlet tower/ concrete bench.

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 policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting listed building consent

Acland Burghley School is a Grade II listed building designed by architects Howell Killick Partridge & Amis. The building is characterized by bold precast concrete elements and strong horizontal lines defined by long spans of glazing set between textured concrete sections. It is this architectural character and detailing that contribute to the building's significance.

The single-storey hexagonal assembly hall represents the physical and cultural heart of the school and is designed with a double-ended layout, allowing for multifunctional use. A centrally positioned, timber-clad lantern, featuring a lower horizontal band of glazing, is elevated above the concrete exterior walls. The hall has double-door entrances on the east and south sides. Inside, the walls are timber-clad, with an exposed concrete structure. There is also a small fly tower at the western end.

The proposal comprises an extension along the southern edge of the building for a corridor, allowing the existing corridor to provide two lavatories and a control room, in turn allowing the existing control room to become a servery. Various options were explored as part of a previous pre-application and this design was considered to be the least harmful and most practical option. It will be modest and subordinate, being little more than a corridor. Despite a change from timber cladding to GRC, the extension is differentiated from the host building by its plank-like vertical finish, which references the slatted timber lining inside.

A modest externally illuminated sign is proposed on the elevation facing the main school. Details are secured by condition. A sunken amphitheatre made of stones from a previous school building on the site will be sensitively repaired. The materials will include concrete panels on the rear elevation, with new glazed doors leading to the corridor. The main part of the extension will consist of a new timber-framed structure with concrete panel rainscreen cladding and a part-glazed roof. Overall, the use of materials will not unduly affect the character of the listed building

Internal works comprise the removal of paint from the corridor returning it to its original concrete surface and the provision of new and more sensitive internal lighting. These works combined will help return the interior to its original rich, high quality character. In the auditorium, a number of large holes drilled in the walls will be infilled and covered with timber lining to match the existing, either salvaged from the wall of the converted corridor, or from other sources. This is considered beneficial.

Non-original metal trunking around the frieze will be replaced with a timber run that will also incorporate a rail system for hanging art, etc. which is expected to reduce the harmful attachment of items directly to the slatted wall lining. The non-original stage, floor, ramps and steps are to be replaced in a darker, more appropriate tone of wood, with a movable flooring system that will allow greater flexibility of use.

- 2 Furthermore, the works will include switching from a fixed control room to a portable control desk, relocating sound and lighting equipment to a new dimmer/store room, and removing internal partitions to create new hatches. Distribution boards will be moved to a new cupboard in the corridor, while new water and drainage connections will be installed for a sink, along with new serving counters, worktops, shutters, and shelving. The existing opening to the hall will be enlarged to create a serving hatch, and a new timber shelf will be added above radiators to extend the counter. While these changes will cause some harm to the building's fabric, this will be mitigated by tidying up the control panels in the entrance area. The building's use as a performance venue will be significantly enhanced by the addition of the servery, supporting activities such as markets, dances, and formal performances where refreshments are expected.

In terms of new servicing, the existing window-based ventilation system is compromised by black-out blinds and playground noise. Proposals to improve it involve a system buried outside which will not affect the listed building. Internally, existing routes can be reused. This will result in four slit windows to the south being replaced with louvres, but this will not affect the robust character of the building.

The current arrangement of fluorescent tube lighting will be replaced with a facsimile of the original scheme, using circular luminaires set in the original holes in the ceiling.

Additional rigging bars will be hung either through existing holes in the auditorium ceiling or from new steels above the stage. These are not

considered harmful.

Overall, the 'less than substantial' harm caused to plan form and historic fabric by the new extension and the new openings are considered to be balanced by the heritage benefits of the internal works.

Therefore, the proposed development would not have a harmful impact on the listed building. No harmful internal changes or additional units are expected to be installed in the school building. The proposals have been reviewed by the Council's Conservation Officer, who considers that, due to the location and nature of the internal refurbishment and reconfiguration of the assembly hall, where they are not subject to any public or private views, they would preserve the character and appearance of the listed building. The impact of the external alterations is assessed as part of the associated application for planning permission (ref. 2024/0864/P).

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

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

As such, the proposal is in general accordance with policy 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 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 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.

- 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.

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