

Application ref: 2025/0639/L
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Cerowski Architects Ltd
14 Crossways Avenue
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**University College School
Frogna
London
NW3 6XH**

Proposal:

External masonry repairs to Ham Hill stone and brickwork, including related lead flashings and rainwater goods redecoration.

Drawing Nos: Design & access and heritage statement

Location plan

010 Block Plan / Repair Reference Plan

South Block

020 Proposed Repairs, South Block, North Elevation

021 Existing, South Block, East Elevation

022 Proposed Repairs, South Block, South Elevation

023 Proposed Repairs, South Block, West Elevation

Central Block

030 Existing, Central Block, North Elevation

031 Existing, Central Block, East Elevation

032 Existing, Central Block, South Elevation

033 Existing, Central Block, West Elevation

North Block
040 Proposed Repairs, North Block, North Elevation
041 Existing, North Block, East Elevation
042 Proposed Repairs, North Block, South Elevation
043 Proposed Repairs, North Block, West Elevation

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 & access and heritage statement
Location plan
010 Block Plan / Repair Reference Plan

South Block
020 Proposed Repairs, South Block, North Elevation
021 Existing, South Block, East Elevation
022 Proposed Repairs, South Block, South Elevation
023 Proposed Repairs, South Block, West Elevation

Central Block
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032 Existing, Central Block, South Elevation
033 Existing, Central Block, West Elevation

North Block
040 Proposed Repairs, North Block, North Elevation
041 Existing, North Block, East Elevation
042 Proposed Repairs, North Block, South Elevation
043 Proposed Repairs, North Block, West Elevation

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 The application site is an Edwardian Baroque school of 1907, made up of a central block flanked by two side wings with a caretaker's cottage to the front, listed grade II and making a positive contribution to the Redington Frognal Conservation Area.

The dressings are made of a material called Ham Hill stone which has eroded and now requires repair. Works of repair are also proposed to brickwork. The repairs will take the form of:

- Removing/defrassing cementitious coatings from Ham Hill stonework elements.
- Mortar repairing sections of stone which have smaller defects notable following the defrass, or which are of less significance to the Neo-Baroque design detailing of the building.
- Indenting or replacing stone elements which are sufficiently degraded and/or where decorative cartouche and other carved elements have been lost.
- Rebuilding unstable and saturated brick parapets, reusing existing bricks and replacing pointing with soft lime alternatives.
- Generally repairing brickwork, including general walling, and rubbed brick arches below split pediments.
- Replacing or adding lead cappings and flashings to sky facing surfaces of Ham Hill stonework elements to improve their long-term weathering.

Similar works have already been carried out in previous phases, in 2002, 2009, 2013, 2014, 2017, 2019, 2021 and 2022, to the central block and to the rear elevations of the north and south blocks.

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 proposed works will be to the benefit of the special interest of the listed building.

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.

The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its special interest.

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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer