

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
Phone: 020 7974 4444  
Fax: 020 7974 1680

Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

Application for Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
If you require any further clarification, please contact the Authority's planning department.

### 1. Applicant Name, Address and Contact Details

|   |  |             |  |                                      |   |                      |  |
|---|--|-------------|--|--------------------------------------|---|----------------------|--|
| Title:  | <input type="text" value="Mr"/>  | First name: | <input type="text" value="Governors"/> | Surname:                             | <input type="text" value="of Christ Church Hampstead"/> |                      |  |
| Company name:                                       | <input type="text" value="Governors of Christ"/>   |             |  |                                      |   |                      |  |
| Street address:                                     | <input type="text" value="Christ Church Primary School,"/><br><input type="text" value="Christchurch Hill"/> |             |  | Telephone number:                    | <input type="text"/>                                    | <input type="text"/> |  |
| Town/City:  | <input type="text" value="London"/>  |             |  | Mobile number:                       | <input type="text"/>                                    | <input type="text"/> |  |
| County:   | <input type="text" value="Camden"/>  |             |  | Fax number:                          | <input type="text"/>                                    | <input type="text"/> |  |
| Country:  | <input type="text" value="United Kingdom"/>  |             |  | Email address:                       | <input type="text"/>                                    |                      |  |
| Postcode:   | <input type="text" value="NW3 1JH"/>   |             |  |                                      |   |                      |  |
| Are you an agent acting on behalf of the applicant? |  |             |  | <input checked="" type="radio"/> Yes | <input type="radio"/> No                                |                      |  |

### 2. Agent Name, Address and Contact Details

|                 |   |             |                                      |  |                                       |                      |  |
|-----------------|---|-------------|--------------------------------------|--|---------------------------------------|----------------------|--|
| Title:          | <input type="text" value="Mr"/>                             | First Name: | <input type="text" value="Dominic"/> | Surname:   | <input type="text" value="Cullinan"/> |                      |  |
| Company name:   | <input type="text" value="Studio Cullinan &amp; Buck Ltd"/> |             |                                      |  |                                       |                      |  |
| Street address: | <input type="text" value="25 Hatton Garden"/>               |             |                                      | Telephone number:  | <input type="text"/>                  | <input type="text"/> |  |
| Town/City:      | <input type="text" value="London"/>                         |             |                                      | Mobile number:   | <input type="text"/>                  | <input type="text"/> |  |
| County:         | <input type="text"/>  |             |                                      | Fax number:  | <input type="text"/>                  | <input type="text"/> |  |
| Country:        | <input type="text" value="United Kingdom"/>                 |             |                                      | Email address:   | <input type="text"/>                  |                      |  |
| Postcode:       | <input type="text" value="EC1N 8BQ"/>                       |             |                                      | <input type="text" value="Dominic.Cullinan@scabal.net"/> |                                       |                      |  |

### 3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

The existing one form of entry primary school is remodelled, reorganised and restored in order to provide; a legible route and hierarchy through the entire school that links both north and south playgrounds; refurbished and improved classrooms with adequate group rooms; a new reception lobby. This is achieved by a new mezzanine floor and staircase in the south wing and reorganisation of the walls and partitions throughout the rest of the school. Additional external modifications are proposed that improve the access to the school from both Christchurch Hill and the public high level passage to the west. The proposal also includes the complete like-for-like replacement (with heritage slimlite double glazing) of the aged school windows and the replacement of the aged hall timber floor. The proposal is also for re-surfacing of existing playgrounds and discrete external lighting to the access points of the school and the replacement of the existing playground floodlights. The application is also for a new condenser unit which is added to the valley of the main pitch roof to join 2 existing condensers. This application is for a revised scheme of a the previously consented 2014/5338/P+L -refer to Design and Access statement addendum for details of design changes

Has the development or work(s) already started? ☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

|                 |   |         |                      |
|-----------------|---|---------|----------------------|
| House:          | <input type="text"/>                                      | Suffix: | <input type="text"/> |
| House name:     | <input type="text" value="Christ Church Primary School"/> |         |                      |
| Street address: | <input type="text" value="Christchurch Hill"/>            |         |                      |
|                 | <input type="text"/>                                      |         |                      |
| Town/City:      | <input type="text" value="London"/>                       |         |                      |
| County:         | <input type="text" value="Camden"/>                       |         |                      |
| Postcode:       | <input type="text" value="NW3 1JH"/>                      |         |                      |

Description of location or a grid reference  
(must be completed if postcode is not known):

|           |                                     |
|-----------|-------------------------------------|
| Easting:  | <input type="text" value="526497"/> |
| Northing: | <input type="text" value="186061"/> |

Description:

Christ Church Hampstead C of E Primary School is a Church of England Voluntary Aided School for mixed gender ages 3-11, presently a low capacity one form of entry Primary School. The main school building (Grade 11 Listed) sits on a steep site bounded by Christchurch Hill to the north, housing to the east and south and Christchurch Passage to the west. The school playgrounds are situated either side of the central school block. The current access to the school and playgrounds is only via a set of steep steps from Christchurch Passage.

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

|                    |  |                                      |                                   |          |                                     |
|--------------------|--|--------------------------------------|-----------------------------------|----------|-------------------------------------|
| Title:             | <input type="text" value="Mr"/>          | First name:                          | <input type="text" value="Nick"/> | Surname: | <input type="text" value="Baxter"/> |
| Reference:         | <input type="text" value="2014/5338/L"/> |                                      |                                   |          |                                     |
| Date (DD/MM/YYYY): | <input type="text" value="07/11/2014"/>  | (Must be pre-application submission) |                                   |          |                                     |

Details of the pre-application advice received:

On the 4th November 2014 Christ Church Primary School received Planning and Listed Building Consent to carry out alterations and refurbishment works to the school building and the external landscape as described by the planning applications 2014/5338/P+L. The school has not received enough funding to execute the full consented scheme and therefore a number of small alterations to the design are required. See the addendum to the revised Design and Access Statement for a full description of the changes.

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☒ Yes ☐ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

2 new points of pedestrian access are formed. Firstly, the removal of a section of the north boundary wall to form a new entrance gate from Christchurch Hill (thereby creating level access to the school) – shown in Drawing 3010. Secondly, a new cast iron gate and steps directly leading from Christchurch Passage to the private flats – shown in Drawing 3100.

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Yes. The current arrangement is for recyclable and non-recyclable waste is to be stored in the north-east corner of the site adjacent to Christchurch Hill and will continue to be so.

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

As above.

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

9. Demolition

Does the proposal include total or partial demolition of a listed building?

☒ Yes☐ No

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes☐ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes☐ No

c) Demolition of a part of the listed building

☒ Yes☐ No

What is the total volume of the listed building?

4905.000000000

m<sup>3</sup>

What is the volume of the part to be demolished?

5.000000000

m<sup>3</sup>

What was the date (approximately) of the erection of the part to be removed?

Month: 

01

Year: 

1900

(Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Demolition described by DWGs 0500/0510. Demolition relates to removal of parts of the external and internal walls to allow the internal re-organisation of the school and the enlargement of certain windows. The removal of the ceiling structure and parts of walls to allow the new mezzanine classroom in south wing. A discrete volume of building is not being removed. 2 sections of the boundary wall and railing removed to allow new access points.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The alterations are required to: allow new south wing classroom including; re-organisation of central block and school in general; improve reception classroom use; new reception desk/lobby; providing improved access to school; rearranged WC partitions in south wing.

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes☐ No

If Yes, will there be works to the interior of the building?

☒ Yes☐ No

Will there be works to the exterior of the building?

☒ Yes☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Please refer to Design and Access Statement Revision A; Architect's Drawings P010 to 3500

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know☐ Grade I☐ Grade II\*☒ Grade II

Is it an ecclesiastical building?

☐ Don't know☐ Yes☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes☒ No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle                              | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|--|---------------------------|--|----------------------|
| Cars   | 0                         | 0  | 0                    |
| Light goods vehicles/public carrier vehicles | 0                         | 0  | 0                    |
| Motorcycles                                  | 0                         | 0  | 0                    |
| Disability spaces                            | 0                         | 0  | 0                    |
| Cycle spaces                                 | 0                         | 0  | 0                    |
| Other (e.g. Bus)                             | 0                         | 0  | 0                    |
| Short description of Other                   |                           |  |                      |

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

14. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

Timber,steel single glazed, UPVC double glazed

Description of *proposed* materials and finishes:

Timber,steel double glazed

External doors - add description

Description of *existing* materials and finishes:

Timber,Glazed

Description of *proposed* materials and finishes:

Steel double glazed

Ceilings - add description

Description of *existing* materials and finishes:

Plasterboard

Description of *proposed* materials and finishes:

Plasterboard

Internal walls - add description

Description of *existing* materials and finishes:

Plasterboard

Description of *proposed* materials and finishes:

Plasterboard

Floors - add description

Description of *existing* materials and finishes:

Carpet, Rubber, Timber

Description of *proposed* materials and finishes:

Carpet, Rubber, Timber

Internal doors - add description

Description of *existing* materials and finishes:

Timber, glazed

Description of *proposed* materials and finishes:

Timber, glazed

Boundary treatments - add description

Description of *existing* materials and finishes:

Brick, black painted cast iron

Description of *proposed* materials and finishes:

Brick, black painted cast iron

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Lighting - add description

Description of *existing* materials and finishes:

Wall mounted playground lights

Description of *proposed* materials and finishes:

Recessed wall light, led strip light, wall mounted playground lights

Others - add description

Other

External Canopy

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Canopy to be painted steel w/ lead covered conservation patent glazing

Are you supplying additional information on submitted drawings or plans?



Yes



No

If Yes, please state plan(s)/drawing(s) references:

Drawings as listed on 150220\_537\_Listed Building Issue Sheet  
Design and Access Statement Revision A  
Heritage and Impact Statement  
Structural Engineering Report  
M+E Report  
Tree Survey Report

## 15. Foul Sewage

Please state how foul sewage is to be disposed of:

|             |                                     |                         |                          |         |                          |
|-------------|-------------------------------------|-------------------------|--------------------------|---------|--------------------------|
| Mains sewer | <input checked="" type="checkbox"/> | Package treatment plant | <input type="checkbox"/> | Unknown | <input type="checkbox"/> |
| Septic tank | <input type="checkbox"/>            | Cess pit                | <input type="checkbox"/> |         |                          |
| Other       | <input type="text"/>                |                         |                          |         |                          |

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please refer to Appendix C of Structural Engineer's Report for details of existing drainage system.

## 16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

|  |  |                                    |
|--|--|------------------------------------|
| <input type="checkbox"/> Sustainable drainage system | <input checked="" type="checkbox"/> Main sewer | <input type="checkbox"/> Pond/lake |
| <input type="checkbox"/> Soakaway                    | <input type="checkbox"/> Existing watercourse  |                                    |

## 17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

## 18. Existing Use

Please describe the current use of the site:

Christ Church C of E Primary School is a Church of England Voluntary Aided School for mixed gender ages 3-11, presently a low capacity one form of entry Primary School.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

## 19. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

21. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

| Use class/type of use |                                     | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-----------------------|-------------------------------------|--|---|---|--|
| A1                    | Shops Net Tradable Area             | 0.0  | 0.0   | 0.0   | 0.0  |
| A2                    | Financial and professional services | 0.0  | 0.0   | 0.0   | 0.0  |
| A3                    | Restaurants and cafes               | 0.0  | 0.0   | 0.0   | 0.0  |
| A4                    | Drinking establishments             | 0.0  | 0.0   | 0.0   | 0.0  |
| A5                    | Hot food takeaways                  | 0.0  | 0.0   | 0.0   | 0.0  |
| B1 (a)                | Office (other than A2)              | 0.0  | 0.0   | 0.0   | 0.0  |
| B1 (b)                | Research and development            | 0.0  | 0.0   | 0.0   | 0.0  |
| B1 (c)                | Light industrial                    | 0.0  | 0.0   | 0.0   | 0.0  |
| B2                    | General industrial                  | 0.0  | 0.0   | 0.0   | 0.0  |
| B8                    | Storage or distribution             | 0.0  | 0.0   | 0.0   | 0.0  |
| C1                    | Hotels and halls of residence       | 0.0  | 0.0   | 0.0   | 0.0  |
| C2                    | Residential institutions            | 0.0  | 0.0   | 0.0   | 0.0  |
| D1                    | Non-residential institutions        | 806.0  | 6.0   | 42.0  | 36.0   |
| D2                    | Assembly and leisure                | 0.0  | 0.0   | 0.0   | 0.0  |
| Other                 | Please Specify                      | 0.0  | 0.0   | 0.0   | 0.0  |
| Total                 |                                     | 806.0  | 6.0   | 42.0  | 36.0   |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class | Types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|-----------|--------------|--|---|----------------------|
|-----------|--------------|--|---|----------------------|

23. Employment

If known, please complete the following information regarding employees:

|                    | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 22        | 14        | 0                              |
| Proposed employees | 22        | 14        | 0                              |

24. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

| Use | Monday to Friday |          | Saturday   |          | Sunday and Bank Holidays |          | Not Known                |
|-----|------------------|----------|------------|----------|--------------------------|----------|--------------------------|
|     | Start Time       | End Time | Start Time | End Time | Start Time               | End Time |                          |
| D1  | 08:00:00         | 18:00:00 |            |          |                          |          | <input type="checkbox"/> |

25. Site Area

What is the site area?  sq.metres

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The new south wing classrooms have 2 new cooling fans. These are connected to a new condensing unit hidden in the valley of the main pitch roof which is currently the location for two existing condensers. See M+E drawings and roof plan DWG 1120

Is the proposal for a waste management development? ☐ Yes ☒ No

## 27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

## 28. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

## 29. Certificates (Certificate A)

### Certificate Of Ownership - Certificate A

#### Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*“agricultural holding” has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act*).

Title:  First name:  Surname:

Person role:  Declaration date:  ☒ Declaration made

## 30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date