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Development Management  
 Regeneration and Planning  
 London Borough of Camden  
 Judd Street  
 London WC1H 8ND

**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:  First name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code  National Number  Extension Number

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

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

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code  National Number  Extension Number

Mobile number:

Fax number:

Email address:

**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, replacement of the aged hall timber floor, re-surfacing of existing playgrounds, 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 version of two previously consented schemes 2015/1599/P +2015/1970/L and 2015/1970/L+2015/1599/P - refer to Design and Access statement for details of design changes.

Has the development or work(s) already started?  Yes  No If Yes, please state the date when the development or work(s) were started:

Has the development or work(s) been completed?  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"/>		
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 did not receive enough funding to execute the full consented scheme and a number of small alterations to the design were required. A new planning and listed building consent described by the applications 2015/1970/L + 2015/1599/P was granted on 24th July 2015 with no conditions. See appendix A to the Design and Access Statement rev B for a full description of the changes. The purpose of this application is to seek consent for further minor alterations following surveys undertaken by the contractor.

#### 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?  m<sup>3</sup>

What is the volume of the part to be demolished?  m<sup>3</sup>

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

Month:  Year:

(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 B; 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):

#### 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:

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

## 14. Materials (continued)

### Others - add description

Other

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 150727\_537\_Listed Building Issue Sheet  
Design and Access Statement Revision B  
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  Package treatment plant  Unknown

Septic tank  Cess pit

Other

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?

Sustainable drainage system  Main sewer  Pond/lake  
 Soakaway  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
A2	Financial and professional services	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0
D1	Non-residential institutions	806.0	6.0	42.0
D2	Assembly and leisure	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0
	<b>Total</b>	<b>806.0</b>	<b>6.0</b>	<b>42.0</b>

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?

1,623 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 14 – Town and Country Planning (Development Management Procedure) (England)**  
**Order 2015 & 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: Mr First name: Dominic Surname: Cullinan

Person role: Agent Declaration date: 28/07/2015  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 30/07/2015