

Mr Rob Mawson
Stride Treglown Ltd
3 Cosser Street
London
SE1 7BU

Application Ref: **2017/1972/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

4 July 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
South Hampstead High School
1-3 Maresfield Gardens
LONDON
NW3 5SS

Proposal:
Alterations to internal areas of the school building to facilitate enhanced classroom provision and staff offices.

Drawing Nos: 170405_Cover letter Stride Treglown 05_04_17; 150318_E1010_3_Photo Survey Plan; 150318_GDST SOU - Planning, Design and Access Statement (inc. Heritage Statement); 150318_E1011_3_Site Location Plan; 150318_E1004_3_Existing Second Floor Plan; 150318_D1003_P9_Second Floor Demolition Plan; 150318_01023_P11_Proposed Second Floor Plan

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 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 works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 3 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 before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 4 All new work and work of making good shall be carried out to match the original 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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting Listed Building Consent:

The site is a grade II listed building which was built in 1883 as a house designed by JJ Stevenson and known to be for Frank Debenham. It is constructed from red and yellow brick with terracotta dressings under tiled gabled roofs with dormers and tall brick chimney-stacks with moulded brick patterning and cornices. It is of three storeys with an attic and has Flemish gables and large bays. Alterations have taken place to the building since its construction due to the building being occupied by the Territorial Army and latterly during the 1980s when South Hampstead High School took occupation. The school has received a large extension to the west of the site however little change has been made to the listed building other than external redecoration and roof works in 2014.

The current proposals, all internal works include redecoration at third floor; and adaption to the plan form at second floor level to bring underused and unusable

spaces in to use and to provide new and enhanced facilities for the school. Amendments have been made to the scheme following the initial submission and now only include removal of some secondary partitions which are not seen to be harmful.

The proposed works do not involve change to the highly historical decorative features at ground floor level and for these reasons the impact is not considered to result in harm to the special interest of the grade II listed building.

No public consultation was necessary. The site's planning history was taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

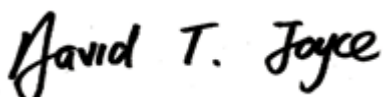
As such, the proposal is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017.. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, 5 Pancras Square, London, N1C 4AG, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, 5 Pancras Square, London, N1C 4AG (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Executive Director Supporting Communities

2017/1972/L

David Joyce
Director of Regeneration and Planning