

Mr Alex Chapman  
Lewandowski Architects Ltd  
Rafts Court  
Brocas Street  
Eton  
SL4 6RF  
United Kingdom

Application Ref: **2017/6765/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

30 January 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**University College School**  
**Frognal**  
**London**  
**NW3 6XH**

Proposal:

Internal alterations to the library.

Drawing Nos: Design and access statement, location plan, heritage statement, 2495 PL260 00 (propo sect), 2495 PL040 00 (exist sect), 2495 PL030 00 (exist ele), 2495 PL300 00 (propo ele), 2495 PL050 00 (UGF demo), 2495 PL059 00 (LGF demo), 2495 PL060 00 (sect demo), 2495 PL061 00 (ele demo), 2495 PL029 00 (exist LGF), 2495 PL020 00 (exist UGF), 2495 PL209 00 (propo LGF), 2495 PL200 00 (propo UGF)

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, location plan, heritage statement, 2495 PL260 00 (propo sect), 2495 PL040 00 (exist sect), 2495 PL030 00 (exist ele), 2495 PL300 00 (propo ele), 2495 PL050 00 (UGF demo), 2495 PL059 00 (LGF demo), 2495 PL060 00 (sect demo), 2495 PL061 00 (ele demo), 2495 PL029 00 (exist LGF), 2495 PL020 00 (exist UGF), 2495 PL209 00 (propo LGF), 2495 PL200 00 (propo UGF)

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 site is a library, formerly a gymnasium, attached to a grade-II-listed Edwardian public school acclaimed by Pevsner and making a positive contribution to the Redington/Frogna Conservation Area.

Originally a double-height space, in 1993 the gym had a floor inserted and was fitted with modern shelving. No historic material remains visible, apart from the metal beams crossing the ceiling.

The applicant wishes to strip out the interior and replace it, and rearrange the stairs. The works are internal and will not affect historic material. The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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,

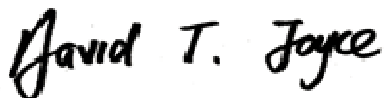
Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 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 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning