

Application ref: 2018/4097/L  
Contact: Ben Farrant  
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Date: 15 November 2018

**Development Management**  
Regeneration and Planning  
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Atkins Ltd  
Atkins  
Euston Tower  
286 Euston Road  
London  
NW1 3AT

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Rhyl Primary School**  
**7-31 Rhyl Street**  
**London**  
**NW5 3HB**

#### **Proposal:**

Internal refurbishment of 3 rooms including the replacement of an existing air conditioning unit with two internal air conditioning units; replacement of an existing external air conditioning condensing unit on west elevation

Drawing Nos: RPS-ATK-XX-XX-DR-M-3000, RPS-ATK-XX-00-DR-A-1000, RPS-ATK-XX-M1-DR-A-1457, RPS-ATK-XX-ZZ-DR-A-1505, RPS-ATK-XX-01-DR-A-1455, RPS-ATK-XX-M1-DR-A-1456, RPS-ATK-XX-01-DR-A-1405, RPS-ATK-XX-M1-DR-A-1406, RPS-ATK-XX-M1-DR-A-1407, RPS-ATK-XX-01-DR-A-1025, RPS-ATK-XX-M1-DR-A-1026, RPS-ATK-XX-01-DR-A-1015, RPS-ATK-XX-M1-DR-A-1016, RPS-ATK-XX-00-DR-A-1002, Design and Access Statement Vol.1 Ref. RPS-ATK-XX-XX-RP-A-1003 by Atkins dated July 2018, Design and Access Statement Vol.2 Ref. RPS-ATK-XX-XX-RP-A-1003 by Atkins dated July 2018, & Plant Noise Impact Assessment Rev. 1.0 by Atkins dated 11/07/2018.

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: RPS-ATK-XX-XX-DR-M-3000, RPS-ATK-XX-00-DR-A-1000, RPS-ATK-XX-M1-DR-A-1457, RPS-ATK-XX-ZZ-DR-A-1505, RPS-ATK-XX-01-DR-A-1455, RPS-ATK-XX-M1-DR-A-1456, RPS-ATK-XX-01-DR-A-1405, RPS-ATK-XX-M1-DR-A-1406, RPS-ATK-XX-M1-DR-A-1407, RPS-ATK-XX-01-DR-A-1025, RPS-ATK-XX-M1-DR-A-1026, RPS-ATK-XX-01-DR-A-1015, RPS-ATK-XX-M1-DR-A-1016, RPS-ATK-XX-00-DR-A-1002, Design and Access Statement Vol.1 Ref. RPS-ATK-XX-XX-RP-A-1003 by Atkins dated July 2018, Design and Access Statement Vol.2 Ref. RPS-ATK-XX-XX-RP-A-1003 by Atkins dated July 2018, & Plant Noise Impact Assessment Rev. 1.0 by Atkins dated 11/07/2018.

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 Reason for granting permission:

Rhyl Primary School occupies a part 3, part 4 storey Grade II Listed Victorian Building with roof additions. This substantial building is built from yellow brick, with red brick dressings, with two projecting bays at either end complete with Ionic pilasters and a stone pediment, with what appear to be largely original sash windows. The building is set within the West Kentish Town Conservation Area.

It is proposed to refurbish three rooms internally (rooms 169, 186 & 187) including new access door and replacement of both the existing glazed panel wall with inlaid blockwork. Two internal air conditioning (A/C) units are proposed to replace the existing unit, and would utilise existing ducts to feed the units where possible. An external A/C unit is also proposed at the ground level west elevation, using the same brackets as the existing A/C unit being replaced, therefore there would be minimal intervention in the fabric of the building.

The school has experienced problems with overheating and temperature regulation, resulting in an adverse impact for staff and students. The proposed

alteration would help alleviate the overheating issues.

The internal works to the classrooms affect areas of secondary importance within the Grade II Listed Building and do not involve the removal of historic fabric, rather modern fabric. As such the works do not impact on the building's special interest and are supported.

The external works relating to A/C are located in an area of lesser significance and the routing of ductwork would not damage the building envelope or any other historic fabric. The works are therefore considered to have a neutral impact on the character, appearance and historic interest of the Grade II Listed Building and surrounding West Kentish Town Conservation Area.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The planning history of the application site was considered prior to this determination.

Given the above assessment, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

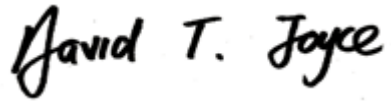
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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 style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning