

Planning and Heritage Statement

*Undertaking lighting replacement works, boiler plant replacement,
fire improvement works and provision of new external path with
external emergency lighting*

**Fitzjohns Primary School, 86A Fitzjohn's Ave, Hampstead, London
NW3 6NP**

On behalf of Camden Council

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1. Introduction

- 1.1. This Planning Statement (PS) has been prepared by Bailey Partnership's Chartered Town Planning service on behalf of Camden Council (the applicant) in support of a full planning application for:

“Undertaking lighting replacement works, boiler plant replacement, fire improvement works and provision of new external path with external emergency lighting”

- 1.2. The following supporting documents that should be read in conjunction with this statement:

- **Application form**
- **Drawings;**
 - **Existing and Proposed Floor Plans**
 - **Door Schedule**
 - **Site Plan and Location Plan**
- **CIL form**

- 1.3. This statement provides a description of the site and proposed development and analysis of the main planning and heritage issues raised by the proposals. It contains reference to both local and national planning policy and provides a succinct overall assessment of the proposal through outlining matters in agreement.

2. Site Description and List Entry

2.1. Fitzjohn's Primary School is a community primary school in Hampstead, London. The school was established in 1953 and the nursery opened in 2006. The school took over the school buildings and some of the grounds that were previously part of the estate belonging to the Royal Soldiers' Daughters' Home. It is a Grade II listed site with several blocks all of differing ages and construction types which are labelled A-E. The main entrance to the school is from Fitzjohns Avenue and vehicle access to the main playground is available through the main entrance.

2.2. A copy of the Historic England listing has been included below:

Name: FITZJOHN'S PRIMARY SCHOOL

List entry Number: 1272435

Grade: II

Date first listed: 16-Oct-2002

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

Legacy System Number: 489849

Details

CAMDEN

798-1/0/10223 FITZJOHN'S AVENUE 16-OCT-02 86A Fitzjohn's Primary School

Primary school. 1856-58 by William Munt for the Soldiers' Daughters' Home, Hampstead. Kentish rag with Bath stone dressings, tiled roof. PLAN: rectangular main block with a gabled extension to rear and a tower at the north-west corner; attached block to the south. Site falls away to the east. EXTERIOR: Main block is double-height over extensive cellars; administrative block to south of three storeys. Main range comprises a five-bay front with buttresses and a central canted bay. To left, a two-storey tower with broached spire, with entrance porch to ground floor, two-light window to first. To right, entrance porch reached via a flight of steps, with a shallow arch beneath a pedimental parapet. Windows consist of trefoil-headed lights set within stone surrounds and mullions: those to the administrative block retain their ornamental cast iron glazing bars and leading, those to main block largely

plain-glazed. Modillion cornice to eaves and tower. Administrative block, with openwork parapet in front, is reached via stairs: twin-light windows to each floor: those to basement are plain rectangular; two-light windows with straight, moulded frames to raised ground floor; trefoil-headed to upper floor within arched surrounds. Flank elevation to administration block with a pair of projecting chimney breasts, single light windows to centre. Rear elevation, raised on an arcaded undercroft, comprises a projecting central range with buttresses to the corners: five-light window to gabled east end, three-light windows to sides. Modern extension in south-east angle, with inserted velux lights above. Five-light window to south end of main block. North flank elevation has a three-light window to gabled eastern section, paired lights to centre of ground floor, with two single light windows to upper section behind; tower with slatted belfry openings.

INTERIOR: main school room (sub-divided) has an elaborate open scissor-trussed roof, springing from moulded corbels. Two subsidiary classrooms also with scissor-trussed roofs. Deal boarding to lower walls. Administrative block retains its staircase, joinery, chimney-pieces to all rooms.

HISTORY: this was built as the school house, with teachers' accommodation attached, serving the (Royal) Soldiers' Daughters' Home, a military orphanage founded in 1855 by Major Powys. The residential block (demolished) stood to the east. The premises were opened by HRH Prince Albert in June 1858. The architect, William Munt, specialised in hotels and military buildings: he was also the designer of the Grenadier Guards Hospital, Rochester Row, Westminster (1859). The present primary school took over the premises in c.1954. The school has an interesting philanthropic history, is a good example of Gothic Revival school design, and retains an impressive interior.

- 2.3. A site plan and location plan are enclosed within the application.

3. Proposed Development

- 3.1. Due to continued deterioration of building elements accompanied by inadequate maintenance being sustained over the years, many elements are either in need of extensive repair due to material failure or require improvement works to ensure that the school building complies with various Health & Safety matters.
- 3.2. The existing lighting installations are either in fair or poor condition throughout the site, with limited external lighting and emergency lighting. The proposed works involves the wholesale replacement of the lighting strategy with additional fittings as required to comply with current regulations. Works will include all wiring, switches and ancillary fittings associated with the lighting.
- 3.3. The existing boiler plant within Block A and Block D are in poor condition and reached the end of their life expectancy. Proposed works feature replacement of all the boiler plant and associated fittings & pipework within the boiler plant rooms. The scope of works has been limited to the boiler rooms to minimise the impact on the heritage assets of the school.
- 3.4. The IT communication room houses the school's main server, with the room being found to overheat frequently. The room is served by a modern addition, paint grade flush timber door which provides no form of heritage significance to the building. The proposed works involve modification of the door to feature integrated ventilation grilles, which will mitigate the overheating issue currently presented.
- 3.5. Following an updated Fire Risk Assessment in May 2017, it was recommended that a number of internal timber doors were not adequate in relation to fire resistance. As part of the proposal, these doors will be altered to include intumescent strips and smoke seals.
- 3.6. Block B is currently utilised as a Nursery however there is limited safe means of access and egress from the building. With this in mind, it is proposed that a new external path is introduced on the North West side of the block. The associated works involve the provision of external emergency lighting to adequately illuminate the path in the case of emergency.

4. Relevant Planning History

- 4.1. The planning history at the site is set out below (most recent application first):
- 4.2. 2017/1673/P; Details of replacement tree and hard and soft landscaping (Condition 4) pursuant to planning permission ref. 2015/3974/P dated 23/10/2015 for the erection of a part-single part-two storey ancillary office building within the school grounds - GRANTED 2nd October 2017.
- 4.3. 2015/3974/P; Erection of part-single part-two storey ancillary office building within school grounds (Use Class B1a) - GRANTED 23rd October 2015.
- 4.4. 2014/3923/L; Internal alterations to the existing kitchen at ground floor level to form a new opening - GRANTED 25th June 2014.
- 4.5. 2013/4854/NEW; New fire escape to rear of building - WITHDRAWN duplicate of 2013/4410/P.
- 4.6. 2013/4774/P; Alterations to rear first floor window to allow installation of a fire escape door and staircase - GRANTED 1st October 2013.
- 4.7. 2013/4410/L; Alterations to rear first floor window to allow installation of a fire escape door and staircase - GRANTED 1st October 2013.
- 4.8. 2012/3799/P; Details of Construction management plan pursuant to condition 3 of planning permission (2012/1800/P) dated 05/07/2012 - GRANTED 19th September 2012.
- 4.9. 2012/2013/L; Internal and external alterations involving the enclosure of existing undercroft area at ground floor level to provide additional space in connection with existing educational use (Class D1), including installation of windows and doors within arches, extract duct to southwest elevation, and alterations to flooring and ceiling - GRANTED 5th July 2012.
- 4.10. 2012/1800/P; Alterations involving the enclosure of existing undercroft area at ground floor level to provide additional space in connection with existing educational use (Class D1), including installation of windows and doors within arches, and extract duct to southwest elevation - GRANTED 5th July 2012.
- 4.11. 2011/5039/P; Extension of existing external handrail on main entrance steps to block A of Fitzjohn's Primary School (Class D1) and installation of a new handrail along the north-east elevation of the entrance steps - GRANTED 16th January 2012.

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- 4.12. 2011/4998/L; Extension of existing external handrail on main entrance steps to block A of Fitzjohn's Primary School (Class D1) and installation of a new handrail along the north-east elevation of the entrance steps - GRANTED 13th April 2012.
 - 4.13. 2008/3472/P; Installation of 18 photo-voltaic panels on the roof of 'Block C' - GRANTED 9th September 2008, APPEAL lodged 6th May 2009.
 - 4.14. 2005/3202/P; Provision of a brick electrical cabinet adjacent to the boundary wall with the front garden of no. 84 - GRANTED 16th September 2005.
 - 4.15. 2005/2256/L; Installation of ceiling mounted acoustic panels to main assembly hall - GRANTED 19th August 2005.
 - 4.16. 2005/0770/P; Submission of details of soft landscaping and means of enclosure of all un-built, open areas pursuant to condition 3 planning permission dated 8th October 2004 (Reg.no. 2003/3599/P) - GRANTED 19th April 2005.
 - 4.17. 2005/0768/L; Submission of details in relation to Application No. 2003/3600/L - GRANTED 31st May 2005.
 - 4.18. 2003/3600/L; The erection of a new single storey teaching block to be sited on the southern boundary to the rear of the existing detached classroom building (block d); the erection of a new covered walkway to the detached classroom (block d) with a link to the new building; the erection of front, side and rear single storey extension to the existing detached music building (block b) with a link canopy to the main school building; internal and external alterations to the main teaching block - GRANTED 11th January 2005.
 - 4.19. 2003/3599/P; The erection of a new single storey teaching block to be sited on the southern boundary to the rear of the existing detached classroom building (block d); the erection of a new covered walkway to the detached classroom (block d) with a link to the new building; the erection of front, side and rear single storey extension to the existing detached music building (block b) with a link canopy to the main school building; internal and external alterations to the main teaching block - GRANTED 11th January 2005.
 - 4.20. In summary, there have been 18 planning and listed building applications registered for Fitzjohn's Primary School. These vary considerably in nature and scale of work to the Grade II listed building however, none of the applications have been rejected. A significant 17 out of 18 applications have been granted permission, with only 1 application having been withdrawn. This highlights that the Council reasonable approach towards accepting maintenance and compliance works to be undertaken at the school.

5. The Adopted Development Plan (DP)

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan (DP) unless material considerations indicate otherwise. The London Plan (modified March 2016) and the Camden Local Plan (adopted 2017) form the DP in relation to the application's proposals.
- 5.2. The London Plan focuses on sustainable development, with Policy 5.3 specifically stating that development proposals 'should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation.'
- 5.3. Within the London Plan, heritage assets are considered in Policy 7.8 which states that: 'Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.'
- 5.4. Policy C2 of the Camden Local Plan sets out how the Council will ensure that provision of community facilities will continue to meet the needs of the growing population. Sub-section 4.22 details that 'long-term sustainability of facilities is a particular concern as funding continues to decline'. With these reductions in funding, it is important that the current allocated funding is utilised on the significant maintenance and compliance demands.
- 5.5. Policy D1 of the Camden Local Plan provides the scope for which the Council review any proposed design upcoming. Their focus on maintaining the heritage of sites are demonstrated within sub-section 7.41, 'The Council places great importance on preserving the historic environment. Under the Planning (Listed Buildings and Conservation Areas) Act the Council has a responsibility to have special regard to preserving listed buildings and must pay special attention to preserving or enhancing the character or appearance of conservation areas. The National Planning Policy Framework states that in decision making local authorities should give great weight to conservation of designated heritage assets in a manner appropriate to their significance.'
- 5.6. Reflecting on the proposed works, Policy D2 of the Camden Local Plan will inevitably be the most significant policy as it focuses directly on the heritage of buildings and areas. It is important that the Council are satisfied that the proposals are bringing the site back into use rather than causing detrimental harm or loss to the listed building.
- 5.7. Additional policies are dealt with in the round in Section 6 of this report.

6. Other Material Planning Considerations

National Planning Policy Framework (Framework)

- 6.1. The Framework sets out the Government’s planning policies for England and how these are expected to be applied.
- 6.2. The Framework is an important material consideration that, on its own, is of such weight that it can justify a decision contrary to the relevant saved policies of the DP.
- 6.3. Section 12 of the Framework “Conserving and enhancing the historic environment” sets of the guiding principles for the historic environment.
- 6.4. Paragraph 131 states:

“In determining planning applications, local planning authorities should take account of:

The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

The desirability of new development making a positive contribution to local character and distinctiveness” (paragraph 131, the Framework).

- 6.5. Paragraph 133 states:

“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use” (paragraph 133, the Framework)*

7. Heritage Impact Assessment

- 7.1. The premises has 1 listing descriptions, for Fitzjohns Primary School. The property is Grade II Listed and therefore it is their external appearance, elevations and detailing that the listing will primarily protect. The listing description does limited references to the internal arrangement or features of the building(s).
- 7.2. The external alterations proposed are modest and amount mainly to provision of a new external path to enable a safe means of egress and the replacement of the external lighting strategy to ensure that the school children and staff have safe visibility when accessing and egressing the buildings and site.
- 7.3. The most potentially detrimental works were to be in relation to fire improvement works required to the existing ornate doors within the main school block. Following consideration with a Conservation Officer, it was agreed that the scope would be limited to improving the door frames and leaving the ornate doors untouched.
- 7.4. Following an updated Fire Risk Assessment in May 2017, it was identified that the buildings exhibited inadequate firestopping with various service penetrations not being appropriately sealed. Works proposed include undertaking all necessary fire-stopping to minimise fire spread throughout the school.
- 7.5. Internal works also involve the adjustment of the IT Comms room doorset. The IT Comms room is served by a painted flush timber door, with the room featuring the main server unit. Within this room, the environment is prone to overheating and high humidity which is causing accelerated deterioration to the internal finishes within the room. The proposal involves implementation of louvre vents within the existing modern door to improve the ventilation strategy to the room.
- 7.6. Proposed works incorporate heating replacement works however these are limited to the plant rooms which is not deemed to have a significant impact on the heritage asset. Other Mechanical & Electrical works involve the replacement of the existing lighting throughout. None of the lighting appears to have any heritage significance, with all of them being deemed as modern replacements.

Significant Benefits

- 7.7. The proposal will help to secure a long term future for the building resulting in significant benefits to the school's operation and the safety of the pupils. This will prevent the accelerated deterioration of the building's fabric and internal

areas to preserve the historic character of the site. The works proposed are limited to conservative works rather than wholesale replacement, to ensure that the heritage assets are retained while providing a safe and compliant school.

- 7.8. The proposals will see a deteriorating building being brought back into use and make a positive contribution to the immediate area, a clear environmental and social benefit.
- 7.9. The significant benefits of the proposals as set out above are considered to be of such weight that these can justify a positive determination of the application.

8. Conclusion

- 8.1. The proposed development is plainly in accordance with the adopted DP. Considered against the statutory provisions under the Planning (Listed Buildings and Conservation Areas) Act 1990, and against national and local policy, the proposals preserve the character and appearance of the conservation area. The historic significance of the Grade II Listed School is also preserved while allowing it to continue to function as a modern school.
- 8.2. No substantial harm will result to the designated heritage asset.
- 8.3. The proposal would result in significant benefits as set out in paragraphs 7.7 - 7.9.
- 8.4. For the reasons set out above, the applicant respectfully requests that, the application is approved without delay.