

Application ref: 2019/1604/L  
Contact: Tony Young  
Tel: 020 7974 2687  
Date: 17 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Frankham Consultancy Group  
Irene House  
7b Five Arches Business Park  
Maidstone Road  
Sidcup  
Kent  
DA14 5AE

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Councils Own Approval of Details (Listed Building) Granted**

Address:

**Acland Burghley School**  
**93 Burghley Road**  
**London**  
**NW5 1UJ**

Proposal: Internal and external alterations in connection with the refurbishment works to existing TE4 classroom adjacent to the assembly hall auditorium associated with the conversion to new food technology classroom, including the installation of new extract ventilation equipment.

Drawing Nos: 1005 rev P01, 2012 rev P04, 2013 rev P02, 2014 rev P01, 2015 rev P05, 2016 rev P03, 2205 rev P01, 2206 rev P03, 2302 rev P03, 2303 rev P05; (226549-FCG-MB-)LG-DR-M-5712-S2-P01, SC-DR-M-5711-S2-P01; (226549-)MVHR rev A, FANS-SUPPLY rev A, FANS-EXTRACT rev A; Noise assessment from Aran Acoustics (ref: RP.190406.1) dated 08/05/2019; Design and access statement dated January 2019; Heritage and conservation statement received 08/02/2019.

The Council has considered your application and decided to grant Councils Own Approval of Details (Listed Building) 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1005 rev P01, 2012 rev P04, 2013 rev P02, 2014 rev P01, 2015 rev P05, 2016 rev P03, 2205 rev P01, 2206 rev P03, 2302 rev P03, 2303 rev P05; (226549-FCG-MB-)LG-DR-M-5712-S2-P01, SC-DR-M-5711-S2-P01; (226549-)MVHR rev A, FANS-SUPPLY rev A, FANS-EXTRACT rev A; Noise assessment from Aran Acoustics (ref: RP.190406.1) dated 08/05/2019; Design and access statement dated January 2019; Heritage and conservation statement received 08/02/2019.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting listed building consent:

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed host building and any features of special architectural or historic interest.

The proposals involve refurbishment works to an existing TE4 classroom adjacent to the assembly hall auditorium associated with its' conversion to a new food technology classroom, including the installation of new extract ventilation equipment. The classroom space affected by these works is currently in a state of disrepair and unused due to issues with water ingress, and so the proposed refurbishment works would allow for it to be brought back into use. Minor works to access doors would also ensure that they are DDA compliant and provide vision panels as a necessary safeguarding measure associated with the food technology use. The existing classroom and internal fabric itself are considered to be of secondary importance in terms of any architectural or historic interest, and as such, the proposed refurbishment works are not considered to adversely impact on any special interest associated with the school's Grade II listed status, and as such, would be appropriate.

The proposed works involve the installation of mechanical ventilation and heating equipment which includes a number of air extract/intake ducts and louvres which would terminate externally in a number of positions at roof level. The equipment would manifest itself discreetly in this part of the school given that it would be almost completely hidden from view by virtue of its' proposed position below the roof plane and its' location on a roof enclosed by a high level

concrete parapet which serves to screen all equipment from public views. All alterations are considered to be minor and not to have an irreversible impact on any existing building fabric.

As such, in terms of design, scale, location, colour and materials, the proposals are considered to preserve the special architectural and historic interest of the Grade II listed building, and would not detract from the character and appearance of the building or wider Kentish Town Neighbourhood Area, in accordance with Council policies and guidance, and are acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. Kentish Town Neighbourhood Forum responded and raised no objections to the proposals. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies D3 and D4 of the Kentish Town Neighbourhood Plan 2016, the London Plan 2016, and the National Planning Policy Framework 2019.

- 2 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.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer