

Application ref: 2021/1621/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Reed Watts
21c Clerkenwell Road
London
EC1M 5RD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Acland Burghley School
93 Burghley Road
London
NW5 1UJ

Proposal:

Single storey extension to south-east facade of main assembly hall building to provide accessible WCs and buried earth duct associated with new ventilation system

Drawing Nos:

2001(0)001; 2001(0)002; 2001(0)010; 2001(0)012; 2001(0)013; 2001(0)015;
2001(0)020; 2001(0)021 2001(0)030; 2001(0)031; 2001(0)040; 2001(0)041;
2001(0)042; 2001(0)043; 2001(0)044; 2001(0)045; 2001(0)046; 2001(0)047;
2001(0)048; 2001(0)060; 2001(0)061; 2001(0)062 2001(0)063; 2001(0)100;
2001(0)110; 2001(0)112; 2001(0)115; 2001(0)200; 2001(0)201; 2001(0)300
2001(0)301; 2001(0)400; 2001(21)001; 2001(22)004; 20210326 - 112 ABS; 21-1191-
Report (Arboricultural Survey and Report); 21-1191-TPP (Tree protection Plan); 28851
Structural Report for Planning V2; 28851-6000_P02 (Drainage Plan); Acland Burghley
Hall - Acoustic Planning Report - rev1 - 26032021; U--000 Ventilation Services Layout
Ground Floor Level Low Level; U--001 Ventilation Services Layout Ground Floor Level
High Level; U--010 Earth Duct Layout; U--050 Ventilation Services Long Section Cover
letter (dated 01/04/21); Planning statement; Design and Access statement - including
heritage statement and statement of community involvement (dated March 2021)

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

Condition(s) and Reason(s):

- 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 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 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
2001(0)001; 2001(0)002; 2001(0)010; 2001(0)012; 2001(0)013; 2001(0)015; 2001(0)020; 2001(0)021 2001(0)030; 2001(0)031; 2001(0)040; 2001(0)041; 2001(0)042; 2001(0)043; 2001(0)044; 2001(0)045; 2001(0)046; 2001(0)047; 2001(0)048; 2001(0)060; 2001(0)061; 2001(0)062 2001(0)063; 2001(0)100; 2001(0)110; 2001(0)112; 2001(0)115; 2001(0)200; 2001(0)201; 2001(0)300 2001(0)301; 2001(0)400; 2001(21)001; 2001(22)004; 20210326 - 112 ABS; 21-1191-Report (Arboricultural Survey and Report); 21-1191-TPP (Tree protection Plan); 28851 Structural Report for Planning V2; 28851-6000_P02 (Drainage Plan); Acland Burghley Hall - Acoustic Planning Report - rev1 - 26032021; U--000 Ventilation Services Layout Ground Floor Level Low Level; U--001 Ventilation Services Layout Ground Floor Level High Level; U--010 Earth Duct Layout; U--050 Ventilation Services Long Section Cover letter (dated 01/04/21); Planning statement; Design and Access statement - including heritage statement and statement of community involvement (dated March 2021)

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved tree protection plan and arboricultural method statement. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed replacement planting earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by no later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to use of the ventilation system, details of the acoustic mitigation measures shall be submitted to and approved in writing by the Council. The details shall demonstrate that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

1 Reasons for granting permission.

The site is an irregularly hexagonal concrete school assembly hall of 1963-7, listed at grade II in 2016. Its concrete surfaces, lined with Parana pine (now endangered), and the forms of its internal spaces (the auditorium having an inset clerestory level supported on piloti) contribute to its special interest. The list description states, among the reasons for designation of the school as a whole, that "the jewel-like, top-lit assembly hall is a particularly notable feature where the use of timber and concrete gives a rich texture". The sports centre to the rear of the school building is designated open space however this does not include the main school building.

The proposal comprises a single storey extension along the southern edge of the building for a corridor, allowing the existing corridor to provide two lavatories and a control room, in turn allowing the existing control room to become a servery. Various options have been explored and the design was considered to be the least harmful and most practical option of several presented at pre-app stage. It will be modest and subordinate, being little more than a corridor. Despite a change from timber cladding to GRC, the extension is to be differentiated from the host building by its plank-like vertical finish, which references the slatted timber lining inside.

A modest externally illuminated sign is proposed on the elevation facing the main school. Details are secured by condition as part of the associated listed building consent. The applicant is advised by informative that the signage does not form part of the planning permission and may require separate advertisement consent. A sunken amphitheatre made of stones from a previous school building on the site will be sensitively repaired.

A new ventilation system utilises a buried earth duct that acts as a heat exchanger with the relatively constant ground temperature to temper the fresh air into the hall. With this system, all of the cooling energy required for comfort in summer is provided passively - taken directly from the ground. Compared to mechanical cooling, the proposed system represents significant energy and carbon savings. It will allow improved acoustic performance in the Assembly Hall which is currently cooled by the opening of windows and black out blinds leading to noise transfer from the playground.

The ventilation system has been reviewed from an acoustic perspective by the Council's Environmental Health officer. Acoustic mitigation measures are yet to be determined and the assessment is proposing that these be developed at the next design stage. Appropriate noise criteria has been provided in the acoustic assessment. As such the proposal is considered acceptable subject to a condition that requires details of the plant together with final mitigation measures that demonstrates the plant shall achieve the Council's noise levels.

Overall, the 'less than substantial' harm caused to plan form and historic fabric by the new extension and the new openings are considered to be balanced by

the heritage benefits of the internal works (assessed as part of application ref. 2021/1955/L).

It is proposed to remove a Category B horse chestnut tree in association with the buried ventilation system. The Council's Tree officer has reviewed the proposal and finds it acceptable given the tree's low visibility outside of the site and the fact that it is not a particularly large or noteworthy example of its species. A replacement will be secured by condition. The submitted method statement and tree protection plan are adequate to demonstrate that the trees to be retained will be sufficiently protected.

- 2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and features of special architectural or historic interest of the listed building, under s.72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Owing to the nature of the proposals and the distance from residential occupiers, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, C2, CC1, CC D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 3 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).
- 4 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, 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email planning@camden.gov.uk.

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



Daniel Pope
Chief Planning Officer