

Application ref: 2021/1955/L  
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Date: 30 June 2021

**Development Management**  
Regeneration and Planning  
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Reed Watts  
21c Clerkenwell Road  
London  
EC1M 5RD

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 various internal alterations; 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 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:  
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: 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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) External signage;

b) all new internal and external facing materials including treatment of existing timber lining;

c) all light fittings including circular light fittings to Assembly Hall;

d.) air inlet tower/ concrete bench.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

Informative(s):

1 Reasons for granting-

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 proposal comprises an 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. A sunken amphitheatre made of stones from a previous school building on the site will be sensitively repaired.

Internal works comprise the removal of paint from the corridor returning it to its original concrete surface and the provision of new and more sensitive internal lighting. These works combined will help return the interior to its original rich, high quality character. In the auditorium, a number of large holes drilled in the walls will be infilled and covered with timber lining to match the existing, either salvaged from the wall of the converted corridor, or from other sources. This is considered beneficial.

Non-original metal trunking around the frieze will be replaced with a timber run that will also incorporate a rail system for hanging art, etc. which is expected to reduce the harmful attachment of items directly to the slatted wall lining.

The non-original stage, floor, ramps and steps are to be replaced in a darker, more appropriate tone of wood, with a movable flooring system that will allow greater flexibility of use.

The existing control room will become a server-cum-ticket office. Internally, this space is of low significance. Modest new openings will be created but concealed by hinged flaps to match the rest of the timber lining.

In terms of new servicing, the existing window-based ventilation system is compromised by black-out blinds and playground noise. Proposals to improve it involve a system buried outside which will not affect the listed building. Internally, existing routes can be reused. This will result in four slit windows to the south being replaced with louvres, but this will not affect the robust character of the building.

The current arrangement of fluorescent tube lighting will be replaced with a facsimile of the original scheme, using circular luminaires set in the original holes in the ceiling.

Additional rigging bars will be hung either through existing holes in the auditorium ceiling or from new steels above the stage. These are not considered harmful.

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.

- 2 No objections have been received prior to making this decision. The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 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 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 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](http://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.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer