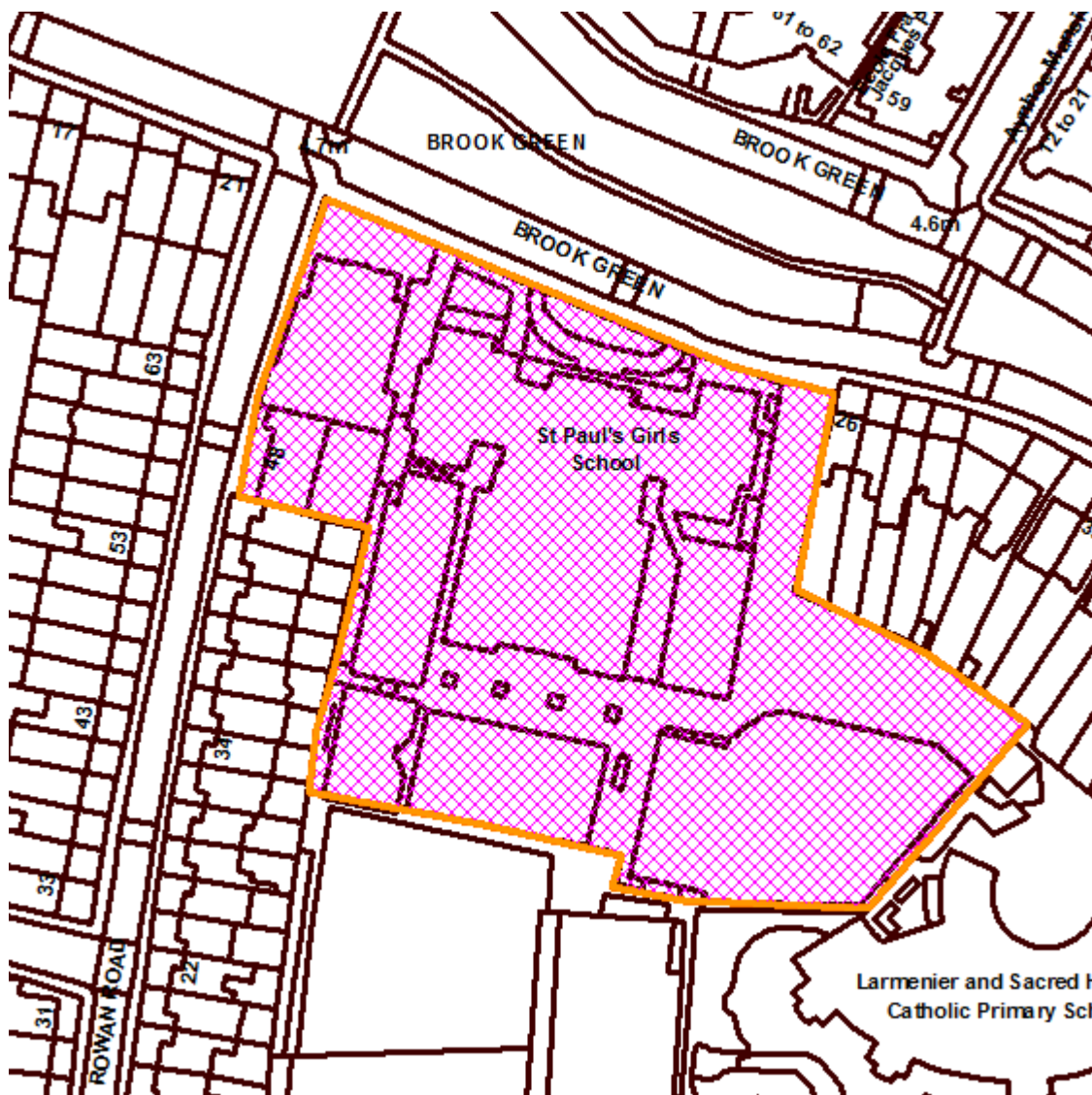


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**Ward:** Avonmore And Brook Green

**Site Address:**

St Pauls Girls School Brook Green London W6 7BS



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**For identification purposes only - do not scale.**

**Reg. No:**

2020/01525/LBC

**Case Officer:**

Sian Brown

**Date Valid:**

16.06.2020

**Conservation Area:**

Brook Green Conservation Area - Number 3

**Committee Date:**

28.09.2020

**Applicant:**

St Pauls Girls School  
C/O Agent

**Description:**

Demolition of the existing Rosalind Franklin Building (excluding boiler house arch and chimney) and erection of a new two storey Centre for Design and Innovation (CDI) adjacent to the retained boundary wall and new fencing to the rear of properties on Rowan Road; excavation to extend the CDI to the west; erection of a glazed link between the CDI and the Mercers Building to the south; refurbishment of the Mercers Building including removal of the fire escape stair and introduction of new overhead door; demolition of the existing Forum Building (excluding screen to science courtyard) and erection of a new three storey Staff Hub and link with the Main Building; enclosure of spaces between the Main Building and the Staff Hub and CDI buildings by erection of covered links; installation of solar photovoltaic panels and replacement of existing plant screen to the roof of the Celia Johnson building; landscaping of the car park including changes to the entrance gates and the erection of a new single storey maintenance building in the southeast corner of the car park; reconfiguration of some spaces in the Main Building over lower ground, upper ground and first floor for administration spaces, meeting spaces, pastoral spaces and toilet and locker space; landscaping works to the science courtyard and other associated works.

Drg Nos: See condition 2

**Application Type:**

Listed Building Consent

**Officer Recommendation:**

That the Chief Planning Officer be authorised to grant listed building consent subject to the conditions listed below.

That the Chief Planning Officer after consultation with the Head of Law and the Chair of the Planning and Development Control Committee be authorised to make any minor changes to the proposed conditions, which may include the variation, addition or deletion of conditions, any such changes shall be within their discretion.

1) Time Limit

The works hereby granted consent shall not commence later than the expiration of 3 years beginning with the date upon which this consent is granted.

Condition required to be imposed by Section 18(1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by section 91 of the Planning and Compensation Act 2004).

2) Approved Drawings

The Development shall be carried out and completed in accordance with the following approved drawings:

Demolition plans:

2955-JWA-ZZ-0L-DR-A-1030 P02; 2955-JWA-ZZ-00-DR-A-1031 P02; 2955-JWA-ZZ-01-DR-A-1032 P02; 2955-JWA-ZZ-02-DR-A-1033 P02; 2955-JWA-ZZ-RF-DR-A-1034 P01; 2955-JWA-ZZ-ZZ-DR-A-3040 P01; 2955-JWA-ZZ-ZZ-DR-A-3041 P01; 2955-JWA-ZZ-ZZ-DR-A-3042 P01; 2955-JWA-ZZ-ZZ-DR-A-3043 P01; 2955-JWA-ZZ-ZZ-DR-A-3044 P01; 2955-JWA-ZZ-ZZ-DR-A-3045 P01; 2955-JWA-ZZ-ZZ-DR-A-3046 P01; 2955-JWA-ZZ-ZZ-DR-A-3047 P01; 2955-JWA-ZZ-ZZ-DR-A-3048 P02; 2955-JWA-ZZ-ZZ-DR-A-3049 P01; 2955-JWA-ZZ-ZZ-DR-A-3050 P01; 2955-JWA-ZZ-ZZ-DR-A-3051 P01; 2955-JWA-ZZ-ZZ-DR-A-3052 P01; 2955-JWA-ZZ-ZZ-DR-A-3053 P01; 2955-JWA-ZZ-ZZ-DR-A-3054 P01; 2955-JWA-ZZ-ZZ-DR-A-3055 P01

Proposed Site plan:

2955-JWA-ZZ-00-DR-A-0021 P02

Proposed floor plans:

2955-JWA-ZZ-0L-DR-A-1040 P02; 2955-JWA-ZZ-00-DR-A-1041 P02; 2955-JWA-ZZ-01-DR-A-1042 P02; 2955-JWA-ZZ-02-DR-A-1043 P02; 2955-JWA-ZZ-RF-DR-A-1044 P01; 2955-JWA-ZZ-ZZ-DR-A-1050 P02

Proposed roof plans:

2955-JWA-ZZ-RF-DR-A-1044 P01

Proposed elevations:

2955-JWA-ZZ-ZZ-DR-A-3060 P01; 2955-JWA-ZZ-ZZ-DR-A-3062 P01; 2955-JWA-ZZ-ZZ-DR-A-3063 P01; 2955-JWA-ZZ-ZZ-DR-A-3065 P01; 2955-JWA-ZZ-ZZ-DR-A-3066 P01; 2955-JWA-ZZ-ZZ-DR-A-3068 P02; 2955-JWA-ZZ-ZZ-DR-A-3070 P01; 2955-JWA-ZZ-ZZ-DR-A-3071 P01; 2955-JWA-ZZ-ZZ-DR-A-3072 P01; 2955-JWA-ZZ-ZZ-DR-A-3073 P01; 2955-JWA-ZZ-ZZ-DR-A-3074 P01; 2955-JWA-ZZ-ZZ-DR-A-3075 P01; 2955-JWA-ZZ-ZZ-DR-A-3080 P04

Proposed site sections and levels:

2955-JWA-ZZ-ZZ-DR-A-3061 P01; 2955-JWA-ZZ-ZZ-DR-A-3064 P01; 2955-JWA-ZZ-ZZ-DR-A-3067 P01; 2955-JWA-ZZ-ZZ-DR-A-3069 P01

Details of landscaping/car park:

5242-OOB-ZZ-00-DR-L-0001 P06; 5242-OOB-ZZ-00-DR-L-0003 P10; 5242-OOB-ZZ-00-DR-L-0004 P05; 5242-OOB-ZZ-00-DR-L-0010 P05; 5242-OOB-ZZ-00-DR-L-0030 P05; 5242-OOB-ZZ-00-DR-L-0043 P06; 5242-OOB-ZZ-00-DR-L-0044 P03; 5242-OOB-ZZ-ZZ-DR-L-0016 P01; 5242-OOB-ZZ-ZZ-DR-L-0017 P02

To ensure full compliance with the Listed Building Consent hereby approved and to prevent harm arising through deviations from the approved plans and to preserve the special architectural and historic interest of the listed buildings and their settings in accordance with Policy DC8 of the Local Plan (2018).

3) Photographic Record

No works on each relevant phase hereby permitted shall commence until an internal and external photographic record of the relevant parts of the listed main school building (including The Forum Building and the Rosalind Franklin Building),

with the location of each photograph marked on floor plans, has been undertaken by a person or body approved by the Local Planning Authority and in accordance with a written scheme approved by the Local Planning Authority in writing. The record shall be submitted to and approved in writing by the Council and a copy of the approved photographic record and floorplans shall be deposited at the Local Archives prior to commencement of the works hereby approved.

In order to record the special architectural and historic interest of the listed building and its setting for future generations prior to demolition works taking place, in accordance with Policy DC8 of the Local Plan (2018).

#### 4) Building Contract

No works (excluding Enabling Works) on each phase hereby permitted shall commence until a signed building contract for the redevelopment of the site in accordance with this consent has been submitted to and approved in writing by the Council.

To ensure that demolition works do not take place prematurely and to preserve the special architectural and historic interest of the listed buildings and their settings and the character and appearance of the Conservation Area in accordance with Policy DC8 of the Local Plan (2018).

#### 5) Temporary fencing

Prior to the commencement of any demolition or construction works for each relevant phase hereby permitted, details of a scheme for the temporary fencing and/or enclosure of that part of the site shall be submitted to and approved in writing by the Council. The details as approved shall be implemented prior to the commencement of the relevant works. The enclosure shall be retained for the duration of the demolition and construction works.

To ensure that the site remains in a tidy condition during and after demolition works and during the construction phase and to prevent harm to the special architectural and historic interest of the listed buildings and their settings and the character and appearance of the Conservation Area, in accordance with Policies DC1 and DC8 of the Local Plan (2018).

#### 6) Demolition Method Statement

Prior to the commencement of each relevant phase (excluding Enabling Works) hereby permitted, a method statement detailing the method of demolition and any remedial works, such as works of making good to historic fabric that may be required by the Council, shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved drawings.

In order to safeguard the special architectural and historic interest of the listed buildings and their settings in accordance with Policy DC8 of the Local Plan (2018).

7) Detailed external drawings

Prior to the commencement of each relevant phase (excluding Enabling Works) hereby permitted, detailed drawings at a scale not less than 1:20 (in plan, section, and elevation) of a typical bay of each elevation of each new building and of the junctions with adjacent buildings shall be submitted to and approved in writing by the Council. The works shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

In order to preserve the special architectural and historic interest of the listed buildings and their settings in accordance with Policy DC1, DC4 and DC8 of the Local Plan (2018).

8) External materials

Prior to the commencement of any relevant works (excluding Enabling Works) hereby permitted, details and samples of all external facing and roofing materials to be used are to be submitted to and approved in writing by the Council. Prior to the commencement of the corresponding element of construction, external material sample panels, including samples of brickwork, stonework, pointing style, mortar colour and mix shall be erected onsite for the inspection by Council's Conservation Officer and written approval by Council. The works shall be carried out in accordance with the details as approved and thereafter permanently retained in this form.

In order to safeguard the special architectural and historic interest of the listed buildings in accordance with Policy DC1, DC4 and DC8 of the Local Plan (2018).

9) Schedule and specification of internal works

A schedule and specification of all internal works including details of refurbishment, repairs and restoration shall be submitted to and approved in writing by the Council prior to commencement of internal works. The works shall be implemented in accordance with the approved details prior to occupation of the listed building and shall thereafter be permanently retained.

In order to safeguard the special architectural and historic interest of the listed buildings in accordance with Policy DC8 of the Local Plan (2018).

10) Detailed internal drawings

Prior to the commencement of the relevant part of the works hereby permitted, detailed drawings at a scale of not less than 1:20 in plan, section and elevation of the proposed works, repair and restoration of all internal spaces (including all rooms and circulation spaces) shall be submitted to and approved in writing by the Council. The works shall be undertaken in accordance with the approved details prior to occupation and shall thereafter be permanently retained.

In order to safeguard the special architectural and historic interest of the listed building in accordance with policies DC8 of the Local Plan (2018).

11) Internal materials

Prior to commencement of the relevant part of the works hereby permitted, details and samples of all new and replacement internal materials including all surface finishes and all paint colours including those to be used in works to flooring, walls, ceilings, stairs, balustrades, internal light fittings (in particular to ceilings, recessed fittings, design of pendants, lighting rafts) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details prior to occupation of the listed building and shall thereafter be permanently retained.

In order to preserve the special architectural and historic interest of the listed buildings in accordance with Policy DC8 of the Local Plan (2018).

12) Protection of architectural features and historic fabric during demolition and construction works

A Method Statement for the protection of internal and external architectural details and historic building fabric, during demolition and construction works shall be submitted to and approved in writing by the Council prior to the commencement of any works to the listed buildings for each phase, including the curved boiler house chimney stack. The works shall be implemented in accordance with the approved details and the protection methods shall be retained for the duration of the demolition and construction works.

In order to safeguard the special architectural and historic interest of the listed buildings, in accordance with Policy DC8 of the Local Plan (2018).

13) Preservation of western boundary wall

The relevant works hereby approved shall not be undertaken, (excluding enabling works) before a method statement for the protection of the western brick boundary wall during demolition and construction works and a method statement for its repair and preservation in situ has been submitted to and approved in writing by the Council. The demolition and construction works shall be undertaken in accordance with the approved protection methods, the wall shall be repaired in accordance with the approved method statement prior to occupation of the replacement building for the Rosalind Franklin building and the wall shall be permanently retained in situ.

In order to preserve the special architectural and historic interest of the listed buildings and their settings and the character and appearance of the Conservation Area, in accordance with Policy DC8 of the Local Plan (2018).

14) Date Plaques

The date plaques to the western boundary wall shall be permanently retained in situ.

In order to preserve the special architectural and historic interest of the listed buildings and their settings and the character and appearance of the Conservation Area, in accordance with Policy DC8 of the Local Plan (2018).

15) Enabling works

Enabling Works as referred to in the conditions shall comprise only of; any MEP/utility relocation/installations, external archaeological site investigations and surveys, boreholes and trial pits, internal exploratory works necessary to discharge specific conditions, ecological surveys/investigations, temporary access/highway works, underground drainage and provision of external temporary welfare and office accommodation.

To ensure that the development accords with the provisions and assessment of the approved plans and to ensure that the development is carried out in a satisfactory manner in accordance with Policies DC1 and CC2 of the Local Plan (2018).

**Justification for Approving the Application:**

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**LOCAL GOVERNMENT ACT 2000  
LIST OF BACKGROUND PAPERS**

**All Background Papers held by Andrew Marshall (Ext: 4841):**

Application form received: 15th June 2020  
Drawing Nos: see above

**Policy documents:** National Planning Policy Framework (NPPF) 2019  
The London Plan 2016  
LBHF - Local Plan 2018  
LBHF – Planning Guidance Supplementary Planning Document  
2018

**Consultation Comments:**

**Comments from:**  
Historic England London Region

**Dated:**  
20.07.20

**Neighbour Comments:**

**Letters from:**  
12 Rowan Road London W6 7DU

**Dated:**  
26.07.20

See joint report for the planning and listed building consent applications (ref 2020/01524/FUL).