

Application ref: 2022/4408/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 5 July 2023

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

Boyer Planning Ltd
24 Southwark Bridge Road
London
SE1 9HF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
23 Crossfield Road
The Hall School
London
Camden
NW3 4NT

Proposal:

Extension of existing single storey extension to existing 'Wathen Hall' building with new floor level, following demolition of existing first floor structure, installation of plant and enclosure at roof level to Centenary Building and new PV panels, all to school (Class Use F.1).

Drawing Nos: Existing drawings:

X10-00-00 Rev A; ZZ-DR-A-99101 Rev. P01; ZZ-DR-A-99102 Rev.P01; ZZ-DR-A-99103 Rev. P01; ZZ-DR-A-99104 Rev. P01; ZZ-DR-A-99201 Rev. P01; B1-DR-A-99001 Rev. P01; LG-DR-A-99002 Rev. P01; M1-DR-A-99003 Rev. P01; 00-DR-A-99004 Rev. P01; 01-DR-A-99005 Rev. P01; 02-DR-A-99006 Rev. P01; RF-DR-A-99007 Rev. P01;

Proposed drawings:

B1-DR-A-99011 Rev. P01; LG-DR-A-99012 Rev. P01; M1-DR-A-99013 Rev. P01; 00-DR-A-99014 Rev. P01; 01-DR-A-99015 Rev. P01; 02-DR-A-99016 Rev. P01; RF-DR-A-99017 Rev. P01; ZZ-DR-A-99111 Rev. P01; ZZ-DR-A-99112 Rev. P01; ZZ-DR-A-99113 Rev. P01; ZZ-DR-A-99114 Rev. P01;

ZZ-DR-A-99121 Rev. P01; ZZ-DR-A-99122 Rev. P01; ZZ-DR-A-99123 Rev. P01; ZZ-DR-A-99124 Rev. P01; B1-DR-A-99021 Rev. P01; LG-DR-A-99022 Rev. P01; M1-DR-

A-99023 Rev. P01; 00-DR-A-99024 Rev. P01; 01-DR-A-99025 Rev. P01; 02-DR-A-99026 Rev. P01; RF-DR-A-99027 Rev. P01; Energy Strategy Report September 2022 by Elementa; Design and Access Statement September 2022 by NORR; Preliminary Ecological Appraisal review dated November 2022 by Ecology Network; Air Quality Assessment dated December 2020; Cover note for air quality assessment report September 2022; Daylight and Sunlight by GIA Chartered Surveyors dated October 2022; Daylight and Sunlight impact on neighbouring properties by GIA Chartered Surveyors dated October 2022; Arboricultural Assessment & Method Statement by Barell Tree Consultancy dated February 2018; Acoustic Assessment by RBA Acoustics dated 21 September 2022; Planning Statement by Boyer dated October 2022; Flood Risk Assessment and Sustainable Drainage Statement by elliottwood dated 06/09/2022; BREEAM Pre-assessment report dated September 2022; Cover letter by Boyer dated 5/10/2022, Tree Protection Measures by LifeBuild dated 3rd May 2023, 10252 - The Hall School - Godwin Scheme ES02 - schedule of ventilation equipment, 10252-ELE-XX-01-D-M-5001 Rev T01, 10252-ELE-XX-00-D-M-5001 Rev T01, 10252-ELE-XX-B1-D-M-5001 Rev T01.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings:

X10-00-00 Rev A; ZZ-DR-A-99101 Rev. P01; ZZ-DR-A-99102 Rev.P01; ZZ-DR-A-99103 Rev. P01; ZZ-DR-A-99104 Rev. P01; ZZ-DR-A-99201 Rev. P01; B1-DR-A-99001 Rev. P01; LG-DR-A-99002 Rev. P01; M1-DR-A-99003 Rev. P01; 00-DR-A-99004 Rev. P01; 01-DR-A-99005 Rev. P01; 02-DR-A-99006 Rev. P01; RF-DR-A-99007 Rev. P01;

Proposed drawings:

B1-DR-A-99011 Rev. P01; LG-DR-A-99012 Rev. P01; M1-DR-A-99013 Rev. P01; 00-DR-A-99014 Rev. P01; 01-DR-A-99015 Rev. P01; 02-DR-A-99016 Rev. P01; RF-DR-A-99017 Rev. P01; ZZ-DR-A-99111 Rev. P01; ZZ-DR-A-99112 Rev. P01; ZZ-DR-A-99113 Rev. P01; ZZ-DR-A-99114 Rev. P01;

ZZ-DR-A-99121 Rev. P01; ZZ-DR-A-99122 Rev. P01; ZZ-DR-A-99123 Rev. P01; ZZ-DR-A-99124 Rev. P01; B1-DR-A-99021 Rev. P01; LG-DR-A-99022 Rev. P01; M1-DR-A-99023 Rev. P01; 00-DR-A-99024 Rev. P01; 01-DR-A-99025 Rev. P01; 02-DR-A-99026 Rev. P01; RF-DR-A-99027 Rev. P01; Energy Strategy Report September 2022 by Elementa; Design and Access Statement September 2022 by NORR; Preliminary Ecological Appraisal review dated

November 2022 by Ecology Network; Air Quality Assessment dated December 2020; Cover note for air quality assessment report September 2022; Daylight and Sunlight by GIA Chartered Surveyors dated October 2022; Daylight and Sunlight impact on neighbouring properties by GIA Chartered Surveyors dated October 2022; Arboricultural Assessment & Method Statement by Barell Tree Consultancy dated February 2018; Acoustic Assessment by RBA Acoustics dated 21 September 2022; Planning Statement by Boyer dated October 2022; Flood Risk Assessment and Sustainable Drainage Statement by Elliottwood dated 06/09/2022; BREEAM Pre-assessment report dated September 2022; Cover letter by Boyer dated 5/10/2022, Tree Protection Measures by LifeBuild dated 3rd May 2023, 10252 - The Hall School - Godwin Scheme ES02 - schedule of ventilation equipment, 10252-ELE-XX-01-D-M-5001 Rev T01, 10252-ELE-XX-00-D-M-5001 Rev T01, 10252-ELE-XX-B1-D-M-5001 Rev T01.

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

- 3 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.

- 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) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 D1 (and D2 if in CA) of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of any works on site, trees to be retained shall be protected during construction work in line with the details submitted Tree Protection Measures by LifeBuild dated 3rd May 2023 and Arboricultural assessment & method statement by Barrell Tree Consultancy dated 26th February 2019. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Design, Demolition and Construction". All

trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details. The works shall be carried out under the supervision of the project arboriculturalist.

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.

- 6 The use of the site for out of hours activities shall finish no later than 21:00 hours Mondays to Fridays, 16:00 hours Saturdays and 16:00 hours on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and DM1 of the London Borough of Camden Local Plan 2017.

- 7 Following the implementation of the scheme hereby approved, the number of pupils on the roll of the senior school shall be limited to 162 pupils, and no increases permitted without the prior approval of the local planning authority.

To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, C2, A1, T1 and T2 of the London Borough of Camden Local Plan 2017.

- 8 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 9 Prior to relevant part begun, full details in respect of the living roof/wall indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs
 - iii. full details of planting species and density
 - iv. details of any fall arrest system

The living roof/wall shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in

accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 10 The mechanical ventilation system including air inlet locations shall be implemented in line with the drawings 10252 - The Hall School - Godwin Scheme ES02 - schedule of ventilation equipment, 10252-ELE-XX-01-D-M-5001 Rev T01, 10252-ELE-XX-00-D-M-5001 Rev T01, 10252-ELE-XX-B1-D-M-5001 Rev T01. Air inlet locations should be located away from busy roads and the boiler/ CHP stack or any other emission sources and as close to roof level as possible, to protect internal air quality.

The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy SI.

- 11 Air quality monitoring should be implemented on site. No development shall take place until:
- a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;
 - b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development works in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

- 12 The sustainable drainage system as approved in 2190008 - Flood Risk Assessment & Sustainable Drainage Statement by elliotwood shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve run-off rates of 5.5l/s. The system shall include 323m² of green roof as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit

the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies.

Informative(s):

1 Reasons for granting permission:

The proposal would improve the existing teaching environment for the school pupils and provide additional teaching space. Previous permissions have been granted at Planning Committee under applications ref 2016/6319/P on 05/07/2018 and variations of conditions applications to the original permission ref 2019/1325/P dated 19/11/2019 and 2020/5867/P dated 28/10/2022, for a larger redevelopment of the school. The current proposal represents a significant reduction in terms of scale of development from those previous submissions. The number of pupils will not change.

The proposed demolition and rebuild of the rear Wathen Hall extension has been previously granted. The proposal would involve retention of the existing lower ground floor structure and addition of another level at ground floor with a curved green roof above, with dormer windows with louvers for ventilation, facing the south side of the plot and no. 24. The scale and extent of the structure are largely maintained from the previous permissions, at around 323sqm. The design of the internal elevation has been simplified with smaller openings at the ground level and less openings at the ground floor due to existing restrictions. Given the extension remains largely the same as previously approved, this is considered appropriate for the building and would not cause harm to its character.

The proposal includes internal refurbishment of other parts of the building, as well as replacement of energy systems to provide heating through Air Source Heat Pumps (ASHPs). This would result in a small roof extension which extends the existing boiler plant enclosure and links up with the other plant enclosure and accommodates the new plant system on the roof of the Centenary building. The structure would resemble the existing ones and be set back from the edges of the roof and have a modest scale. Due to its design and projection, it would fit in with the existing roof treatment and cause no harm the overall appearance of the building and streetscene.

In order to ensure the quality of the proposed extensions, details of all new facing materials will be secured by condition.

In terms of impact on neighbouring amenity, given the proposal would remain largely the same as previously approved it is not considered that significant harm would arise in terms of loss of light, outlook or overlooking.

In terms of neighbouring amenity, the Hall School Opposition Group (HSOG) sent a letter with comments in relation to the previous restrictions added in relation to the number of pupils, hours for events, construction management plan, noise and vibration from plant, to be reapplied to this permission. The current proposal does not include provision of events space, and therefore no condition would be attached in this respect. The other elements mentioned would be secured through conditions and s106 legal agreement.

In terms of sustainability and energy, the proposal involves retention of existing structure and extension with an additional floor which significantly reduces the CO2 emissions from previous submissions. The Energy Statement demonstrates that the proposed development would include improved fabric performance of the building beyond building regulations, new PV panels on the roof of the old school building with an area of 61.6sqm, details of which would be secured by condition, new ASHP to meet heating demand of the development, with a 99% carbon savings to the new rear extension, which is acceptable, and complies with policies CC1 and CC2.

Air quality assessment has been submitted and in terms of construction this shows a medium risk of dust from the proposed development and therefore a pre-commencement condition would be attached to require to monitor the air quality prior to the development commencing.

- 2 For occupiers, the emissions levels submitted are accepted. The building would have natural ventilation with intakes on the facades of the building. Mechanical ventilation is proposed and details of this and air inlets has been provided and considered acceptable by Air Quality officers. These will be secured through aA compliance condition.

In terms of flood risk, the submitted documentation is acceptable, as the proposals involves extending an existing part of the building with a large area of green roof, a compliance condition with the information submitted will be attached.

No trees are proposed to be removed to facilitate development and further consideration is given to the existing TPO tree in the playground area. An Arboricultural report assessment was provided which demonstrates that the TPO tree would still be retained and not affected by the development. Further details of the tree protection measures have been provided and considered acceptable by tree officers. These will be secured through a compliance condition. There are no changes proposed to any landscaping areas.

In terms of cycle parking, this will be retained as existing, with 7 staff spaces, 6 pupil spaces and 20-30 pupil scooter spaces. Additional cycle parking is available at the Middle School to the south of the site on Crossfield Road. As no new cycle parking is being provided and there is no increase in pupil numbers, the provision of the cycle parking does not need to be secured by Condition.

As there is no increase in pupil numbers, it is considered unnecessary to secure a School Travel Plan by means of the Section 106 Agreement. The school is however, expected to prepare a Travel Plan and to work co-operatively with the Council and Transport for London in working towards the highest achievable STARS rating by reducing the proportion of pupils travelling to school by car.

Construction Management Plan (CMP) and support and monitoring contribution (£3,920) and Highways contribution (£13,676.97) with level plans would be secured via s106 legal agreement as agreed under the 2019 planning application. In addition to the CMP, a Construction Impact Bond of £7,500

would be required in this instance to allow officers to deal any compliance issues that may arise with the CMP. The bond is new to this proposal and would be fully refundable on completion of works, which a charge only being taken where contractors fail to take reasonable actions to remediate issues upon notice by the Council.

As such, the proposed development is in general accordance with policies G1, A1, A2, A3, A4, D1, D2, DM1, C2, CC1, CC2, CC3, CC4, T1, T2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and

experienced Building Engineer.

- 8 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council. 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).

- 9 Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer