

|   |  |                                     |          |
|---|--|-------------------------------------|----------|
| <b>Address:</b>   | The Hall School<br>23 Crossfield Road<br>London<br>NW3 4NT |                                     | <b>2</b> |
| <b>Application Number(s):</b>   | 2020/5867/P  | <b>Officer:</b> Nora Constantinescu |          |
| <b>Ward:</b>  | Belsize  |                                     |          |
| <b>Date Received:</b>   | 17/12/2020   |                                     |          |
| <b>Proposal: Demolition of the ‘Centenary’ and ‘Wathen Hall’ buildings and erection of new four storey building with glazed link to original school building, two storey rear extension, enlarged basement, and enlargement of rear roof storey and insertion of three rear dormer windows to old school building, all in association with providing additional accommodation for the existing school use (Class F1) (Resubmission of planning application ref no 2019/1325/P dated 19/11/2019 with minor alterations).</b> |  |                                     |          |
| <b>Background Papers, Supporting Documents and Drawing Numbers:</b>   |  |                                     |          |
| <b>Proposed plans</b>   |  |                                     |          |
| Site Location Plan; P10-00-00; P20-00-01 Rev B; P20-00-02 Rev F; P20-01-02 Rev E; P20-02-02 Rev E; P20-03-02 Rev F; P20-B1-02 Rev E; P20-LG-02 Rev F; P20-M1-02 Rev E; P30-EL-11 Rev D; P30-EL-12 Rev D; P30-EL-13 Rev F; P30-EL-14 Rev D; P32-SC-11 Rev D; P32-SC-12 Rev D   |  |                                     |          |
| P32-SC-13 Rev D; P32-SC-14 Rev D; P32-SC-15 Rev D; P32-SC-16 Rev D; AB7-00-01; 2190008-EWP-ZZ-B1-DR-C-2000 rev P1; Hall School – Proposed Plant Selection by Landscaping LTD Scotscape; P55-SC-01; P55-SC-02  |  |                                     |          |
| <b>Existing plans</b>   |  |                                     |          |
| P20-00-01 Rev D; P20-M1-01 Rev C; P20-LG-01 Rev D; P20-B1-02 Rev E; P20-03-02 Rev E; P20-B1-01 Rev C; P20-02-01 Rev D; P20-01-01 Rev D; P30-EL-01 Rev C; P30-EL-02 Rev C; P30-EL-03 Rev C; P30-EL-04 Rev C; P32-SC-01 Rev C; P32-SC-02 Rev C; P32-SC-03 Rev C; P32-SC-04 Rev C; P32-SC-05 Rev C; P32-SC-06 Rev C;   |  |                                     |          |
| <b>Demolition drawings</b>  |  |                                     |          |
| A80-B1-00 P02; A80-LG-00 P02; A80-M1-00 P02; A80-00-00 P02; A80-01-00 P02<br>A80-02-00 P02; A80-03-00 P02; A80-SC-11 P02; A80-SC-12 P02; A80-SC-13 P02  |  |                                     |          |
| <b>Documents</b>  |  |                                     |          |
| Planning Statement prepared by Boyer (December 2020)<br>Design and Access Statement by NORR (November 2020)<br>Transport Statement by Ramboll UK (March 2019)<br>Framework Travel Plan by Ramboll UK (Feb 2019)<br>Draft Construction Management Plan by Ramboll UK (March 2019)<br>Air Quality Assessment by Ramboll (December 2020)<br>Air Quality Technical Note AQ001_03 by Ramboll (15/06/2021)<br>2021 GLA Carbon Emission Reporting spreadsheet by Elementa  |  |                                     |          |

Energy Strategy Report Rev 07 by Elementa; GLA 2021 Carbon Emission Reporting Spreadsheet; BRUKL 2020\_Hall School Be Green\_Imp2b Dec 03; BRUKL 2020\_Hall School Be Lean\_Imp2b Dec 03;  
 Overheating Analysis Report Rev 02 by Elementa (June 2021)  
 Hall School BREEAM Tracker (09.072021 by dar)  
 Arboricultural Assessment and Method Statement by Barrell Tree Consultancy (11/11/2016)  
 Tree Protection Plan by Barrell Tree Consultancy  
 Structural and Civil Engineering Report Elliot Wood Partnership and Basement Impact Assessment by Elliot Wood and Geotechnical & Environmental Associates (2019 with 2020 confirmation of no substantive changes).

- Part 1: BIA and Appendix A (Structural Drawings); Appendix B (GEA Site Investigation)
- Part 2 Appendix B cont. (GEA Site Investigation)
- Part 3 Appendix B cont. (GEA Site Investigation)
- Part 4 Appendix B cont. (GEA Site Investigation)
- Part 5 Appendix B cont. (GEA Site Investigation)
- Part 6 Appendix B cont. (GEA Site Investigation)
- Part 7 Appendix C (Flood Risk Assessment incl. Drainage Strategy and SUDS Report by Elliot Wood) and Appendix D (Outline Structural Calculations)
- Part 8 Appendix D cont. (Outline Structural Calculations) and Appendix E (Movement Monitoring Report)

Ecology Report by Ramboll UK (March 2019)  
 Noise Survey Report by Ramboll (December 2020)  
 Daylight and Sunlight Assessment by gia 07/11/2016; Daylight Sunlight letter by gia dated 12/06/2017 RC/10747;

**RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement**

|  |   |
|--|---|
| <b>Applicant:</b>  | <b>Agent:</b>                                     |
| The Hall School<br>23 Crossfield Road<br>London<br>NW3 4NT | Boyer<br>83 Blackfriars Road<br>London<br>SE1 8HA |

**ANALYSIS INFORMATION**

| Land Use Details: |                   |                 |                      |
|-------------------|-------------------|-----------------|----------------------|
|                   | Use Class         | Use Description | Floorspace (GIA sqm) |
| Existing          | Class F1 - School |                 | 3060sqm              |
| Proposed          | Class F1 - School |                 | 3985sqm              |

| <b>Parking Details:</b> |                          |                           |
|-------------------------|--------------------------|---------------------------|
|                         | Parking Spaces (General) | Parking Spaces (Disabled) |
| Existing                | 0                        | 0                         |
| Proposed                | 0                        | 0                         |

## OFFICERS' REPORT

**Reason for Referral to Committee: Non-residential development involving the construction of a building or extension resulting in an increase of more than 500sqm of non-residential floor-space [Clause 3(ii)]**

### 1 BACKGROUND AND SUMMARY

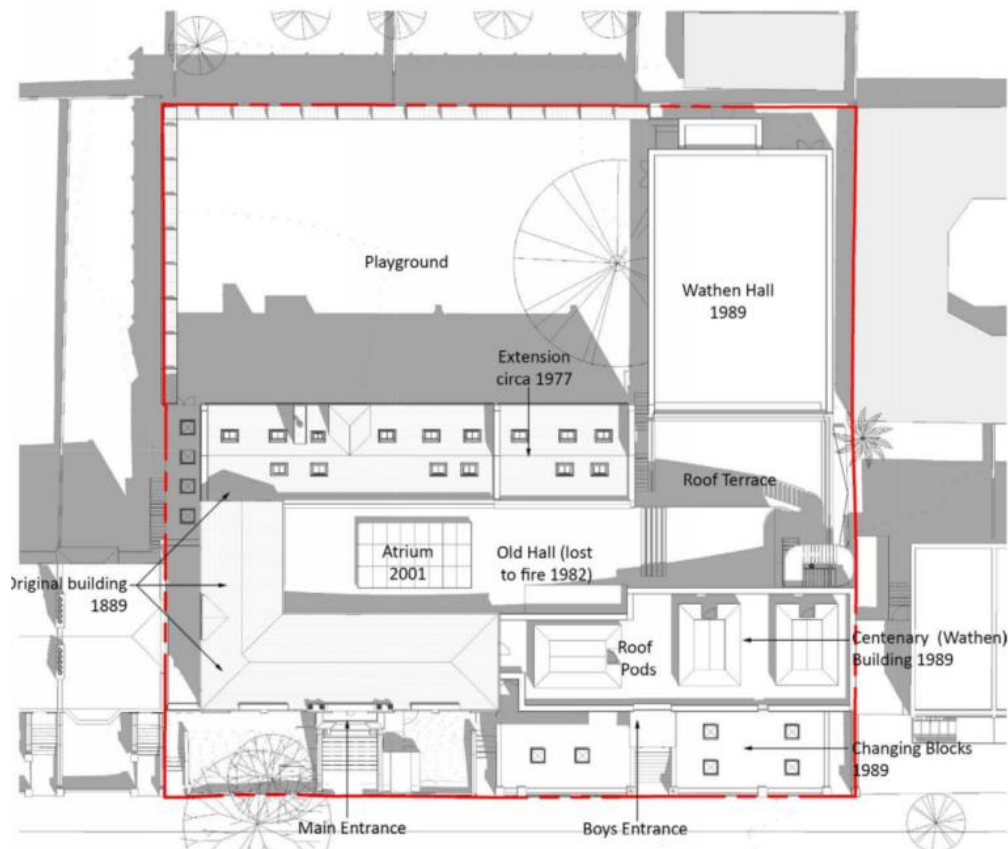
- 1.1 This application is largely a resubmission of a planning permission granted in 2018 then varied in 2019, which could not be implemented in time due to the pandemic. The proposal involves the redevelopment of most of the site other than the Old School building. Demolition is proposed for the Centenary building; Wathen Hall building; central atrium and 1977 extension. Planning permission was granted on 05/07/2018 subject to a s106 legal agreement, under planning application ref no 2016/6319/P for the Demolition of the 'Centenary' and 'Wathan Hall' buildings and erection of new four storey building with glazed link to original school building, two storey rear extension with external terrace and enlarged basement replacing the existing Wathan Hall, and enlargement of rear roof storey and insertion of three dormer windows to old school building, all in association with providing additional accommodation for the existing school use (hereafter referred to as the "2018 permission"). With a standard three years for implementation, the permission recently expired on 5 July 2021.
- 1.2 The previous scheme proposed 1,238sqm of new floorspace to include 4 additional classrooms, new sports hall, art rooms and associated facilities. The additional floorspace included extension of an existing basement level with an additional storey (total basement depth of 8.2m) below the new Wathen Hall building. The basement was proposed to extend laterally north by 6m and west under the footprint of the new Centenary building, towards Crossfield Road and an additional 1.0m towards the eastern boundary. The basement extension was proposed to relocate the existing sports hall, and associated services and changing facilities entirely below ground level with three new classrooms at lower ground (above basement) and four new classrooms at ground floor level with level access through to the new Centenary Building.
- 1.3 Since permission was granted, the scheme has been developed further. The school identified a number of areas where the outcomes of approved scheme went beyond the schools requirements, or where alternative solutions have been found that would require less significant intervention. As such a s73 application was submitted for minor material amendments to the consented scheme under application ref no 2019/1325/P. This was granted subject to s106 legal agreement on 19/11/2019. The key changes included a reduction of basement area and depth by one floor, a reduction in scale of the extension to replace Wathen Hall, with addition of green wall and roof, removal of the external staircase and terrace, and new louvres to windows on front elevation (hereafter referred to as the "2019 permission").
- 1.4 The s73 2019 permission varied the approved drawings under the original 2018 permission and proposed a significantly reduced scheme (see images at the end of the agenda pack). The original basement proposal in the 2018 permission

extended over two levels with a total area of 785.3sqm which was reduced in the 2019 permission to a single basement with a reduced additional basement under the footprint of the main building with area of only 124sqm. This was the main proposed reduction in floorspace of the scheme which took the development to an overall new proposed floorspace for redevelopment of 925sqm.

- 1.5 Whilst the School had originally intended to commence works at the site by summer 2020, the current COVID-19 pandemic rendered this impossible. In particular, it was considered that the necessary social distancing measures for pupils could not be implemented whilst pupils were taught in temporary accommodation (secured under permission ref: 2019/1447/P), throughout the duration of construction works to the main school buildings. There is no legal means to extend the life of the 2018 or 2019 permissions, even due to the pandemic. As such, a new planning application is the only means to allow more time for the scheme approved under the 2019 permission to come forward. The current full planning application represents a resubmission of the previous 2019 permission, and these previous permissions remain a material planning consideration. Whilst most policies remain the same as under the determination of the previous 2019 permission, there are some changes in relation to the energy and sustainability policies of the London Plan 2021 and guidance for the Camden Local Plan 2017.
- 1.6 A number of minor external alterations to the 2019 permission are proposed under this proposal which include:
- Louvres on front windows of new blocks to be slightly increased 0.4m high to 0.5m high
  - Amended PV panel arrangement (not on visible roof slopes)
  - Addition of air source heat pumps and ventilation (MVHR) on roof

## **2 SITE**

- 1.1 The site is located on the east side of Crossfield Road opposite the junction with Adamson Road within the Belsize Conservation Area and covers an area of approximately 3060sqm. The site comprises a grouping of school buildings with playground to the rear (east) which although joined together can be broadly separated into four elements: the Old School Building; extensions and atrium to the rear of the Old School Building; the Centenary Building; and Wathen Hall. See plan below.



- 2.2 The Old School Building was constructed in 1889 and designed by Edward Robert Robson (1835-1917), the former architect for the London School Board between 1871 and 1884. The building is “U” in plan with a central atrium, and is identified in the Belsize Conservation Area Statement (2003) as making a positive contribution to the Conservation Area and is described as “the most notable building” visible on Adamson Road and Crossfield Road.
- 2.3 Adjacent to the Old School Building is the Centenary Building which also fronts Crossfield Road. This comprises a modern two-storey brick building, broadly matching the massing of the old school building, but with partially sunken changing blocks to the front. The building is not identified as making as making a positive contribution to the Conservation Area.
- 2.4 Adjoining the rear wing of the Old school building is a 1977 extension. This extension follows the form of the original building and is built in brick but has significantly less architectural value. The extension and central atrium are not identified as making a positive contribution to the Conservation Area.
- 2.5 Wathen Hall is a multi-purpose hall designed as part of the Centenary Building but subsequently built in 1989 according to a revised application approved in 1987. The building is a two storey, ground and basement, brick structure housing a school hall/gym.
- 2.6 The site is in a residential area bordered to the south, north and east by residential properties. Including a terrace of 3 storey dwellings (nos. 24-30 Crossfield Road) directly to the south, and the garages of Eton Court behind 24

Crossfield Road and adjoining the southern boundary of the site next to Wathen Hall. To the east lie the rear gardens of residential properties on Strathray Gardens, and the Hereward House School art building on the shared boundary with Wathen Hall; and to the north are more residential properties (14-22 Crossfield Road).

- 2.7 The site, comprising the above buildings is the Hall Senior School and hosts years 6, 7 & 8. The school has two other sites: the Junior School – comprising adjacent former residential buildings on Buckland Crescent hosting Reception, & Years 1, 2 & 3; and the Middle School, a late 1990's purpose built educational facility opposite the Senior School on Crossfield Road hosting Years 4 & 5.
- 2.8 All three sites are within a few hundred metres of each other in the Belsize Park Conservation Area. However, the application relates solely to the senior school site at 23 Crossfield Road.
- 2.9 The site has a Public Transport Accessibility Level (PTAL) rating of 5 (very good). The site is located approximately 700m from Swiss Cottage and is served by buses at Swiss Cottage station and Belsize Square.

### **3 THE PROPOSAL**

- 3.1 The proposal involves the redevelopment of most of the site other than the Old School building. Demolition is proposed for the Centenary building; Wathen Hall building; central atrium and 1977 extension. The proposal will provide 925sqm of additional new floorspace and would include a total addition of 3 new teaching spaces/classrooms across the site, 2 less than the ones agreed under the initial 2018 permission.
- 3.2 The current proposal would cover the following amendments to the 2018 permission, which were already granted under the s73 2019 permission:

#### South Elevation

- Retention of existing building line as existing at 1.6m and 1.4m set back from neighbouring boundary with no. 24 Crossfield Road.
- Removal of ventilation and acoustic louvres and associated chillers and smoke vent.
- Removal of classroom windows at lower ground floor level.
- Relocation of 8 cycle stands to The Hall Middle School.

#### East Elevation (rear)

- Retention of footprint and scale of existing single storey structure of Wathen Hall building adjacent to the boundary with no.12 Strathray Gardens, serving staircase linked with basement level.
- Removal of existing external plant.
- Existing louvres retained.
- Existing door replaced with louvred door.
- New escape door.
- New PV panels of rear roof slopes of new extensions.

#### North Elevation

- Removal of spiral staircase around the existing tree, resulting to removal of condition 4 of parent planning application requesting staircase details
- Set back at ground floor level of Wathen Hall extension to match the existing footprint.
- Minor alterations to the window frames details of two storey extension of Wathen Hall.

#### West Elevation (front)

- Proposed louvres to windows in front elevation

3.3 As previously granted, internally the layout and configuration of the buildings, including classrooms, ancillary office and circulation spaces, is to be rationalised to incorporate level access, and enlarged classrooms, with a total addition of 3 new teaching spaces/classrooms across the site, 2 less than agreed under the 2018 permission. There is no proposed increase in student numbers.

## **4 RELEVANT HISTORY**

4.1 **10402** – The closing of an internal passageway and the extension of the first floor office. Granted 17/03/1971.

4.2 **11571** – The erection of a building for use as a pottery at The Hall School. Granted 08/09/1971.

4.3 **26592** - Alterations and partial rebuilding of the carpentry shop. Granted 30/06/1978. 8600711 - Alterations and extension to the existing school. Granted 01/07/1986.

4.4 **860071** - Alterations and extension to the existing school. Granted 01/07/1986

4.5 **8700144** - Alterations to the proposed annex and memorial hall as an amendment to planning permission granted by letter 3th July 1986. Granted 06/05/1987.

4.6 **PWX0002046** - The erection of an extension to provide three new classrooms and accommodation for the relocation of existing office space, together with the provision of a new canopy, alterations to the front window and the replacement of the external fire escape. Granted 27/04/2000 (CURRENT EXTENSION)

4.7 **PWX0002640** - The erection of a glazed canopy over an existing external door at lower ground floor level and the installation of two compressors on the roof of the main building. Granted 11/09/2000

4.8 **PWX0103365** - The replacement of an entrance canopy and glazed curtain wall to the front elevation (South side), the replacement of windows to the front elevation (North side), and the installation of 2 air conditioning units at rear ground floor level. Granted 16/07/2001



- 4.9 **2005/3902/P** - Excavation in the school playground to create a basement swimming pool at the rear, the erection of two single storey extensions plus installation of roof plant to the existing single storey PE hall, erection of new glass canopy and lighting along southern boundary plus replacement of 2 existing trees by five new trees on site, to create additional facilities for The Hall School. Refused 23/11/2005. Appeal dismissed 12/05/2006. Council Reason for Refusal: The proposed basement swimming pool, by reason of its siting and footprint in the excavated school playground, would result in the removal of a London Plane tree (protected by a Tree Preservation Order), the loss of which is considered to be harmful to the character and appearance of the Belsize Conservation Area, which would be contrary to policies EN1 (General environmental protection and improvement), EN31 (Character and appearance of conservation areas) and EN35 (Trees in Conservation Areas) of the London Borough of Camden Unitary Development Plan 2000.
- 4.10 **2016/6319/P (“2018 permission”)** - Demolition of the 'Centenary' and 'Wathan Hall' buildings and erection of new four storey building with glazed link to original school building, two storey rear extension with external terrace and enlarged basement replacing the existing Wathan Hall, and enlargement of rear roof storey and insertion of three dormer windows to old school building, all in association with providing additional accommodation for the existing school use (Class D1). - Granted subject to s106 legal agreement 05/07/2018
- 4.11 **2019/1325/P (“2019 permission”)** - Variation of Condition 2(approved plans) and removal of condition 4(staircase details) of planning permission dated 05/07/2018 ref no 2016/6319/P for demolition of the Centenary and Wathan Hall buildings erection of new four storey building, two storey rear extension, enlarged basement;changes to include reduction of basement area and depth by one floor,reduction in scale of the extension to replace Wathen Hall,removal of external staircase and terrace, new louvers to windows on front elevation. – Granted subject to s106 legal agreement 19/11/2019
- 4.12 **2019/1447/P** – Temporary installation of two-storey modular teaching accommodation block within the rear school playground (Class use D1), during construction of works in association with planning permission 2016/06319/P dated 05/07/2018 (as varied under application ref no 2019/1325/P). – Granted 27/01/2020

## **5. CONSULTATION SUMMARY**

### **STATUTORY**

#### **Thames Water**

- 5.1 Thames Water have provided comments and confirmed they have no objection to the proposed combined waste water strategy. An informative in relation the Thames Water underground assets and minimum water pressure will be attached to this permission as requested.

## 5.2 Historic England

Advised that the application be determined in accordance with national and local policy guidance, and on the basis the LPA's specialist conservation advice.

## 5.3 Metropolitan Police

No objection

### Local groups/stakeholders

## 5.4 Belsize CAAC - Object

There are too many different materials proposed and their dark colours make for a sombre, un-school like building in a Conservation Area

### Officer's response:

*The proposed extension would be made of bricks to match the existing school building, the brick selected is subject to approval from the council and this is to be conditioned. The existing school has white window frames and the CGI images and elevations show windows of darker colour. Details of all new windows are secured by condition where information such as colour of the frame can be negotiated and assessed. Officers will take into account this representation at the time when details condition for window frames would be assessed.*

### **Belsize Society – Comment**

- Need for a comprehensive Construction Management Plan (CMP) to ensure noise and disturbance is minimised.
- CMP to be circulated to local residents to allow for input.
- Changes in ventilation plant not visible from the street but visible from the adjoining properties and at the rear – impact to be considered.

### Officer's response:

*The proposed development is recommended to be granted subject to a section 106 legal agreement which includes a Construction Management Plan (CMP) and Construction Working Group (CWG). The CMP will be developed after liaison with local residents and there will be regular meetings with the construction working group. Furthermore, an impact bond is now recommended which was not previously secured on the 2018 or 2019 application.*

*The proposal includes additional Mechanical Ventilation Heat Recovery (MVHR) units, Condensers and associated extract duct, which are proposed as a result of the improved energy efficiency strategy for the whole building. These would sit in the middle of the roof and have a modest size, and will not be particularly prominent or readily visible from the majority of public vantage points, and so would not harm the character of the building or wider area.*

### Adjoining Occupiers

- 5.5 A site notice was displayed from 23/12/2020 until the 16/01/2021 and a press notice was published on 24/12/2020 until 17/01/2021. Two objections to the scheme were received from the occupiers of neighbouring properties including:

Gabrielle Court on Lancaster Grove and no. 26 Adamson Road. The objections are summarised as follows:

- Concerns over the noise and disturbance of construction works will impact residents' ability to work from home.
- Logistical challenges in the area for delivery of materials and traffic issues which would result in a long time of disturbance from construction works.

Officer response:

*The proposed development is recommended to be granted subject to a section 106 legal agreement which includes a Construction Management Plan (CMP) and a Construction Working Group (CWG). The CMP will cover issues including hours of construction, disturbance, and logistics such as site deliveries and routing. The CMP will be developed after liaison with local residents and there will be regular meetings with the construction working group. Furthermore, an impact bond is now recommended which was not previously secured on the 2018 or 2019 application.*

## **6 STATUTORY PROVISIONS**

- 6.1 The statutory provisions principally relevant to the determination of these applications are:
- 6.2 S38 of the Planning and Compulsory Purchase Act 2004 states that decisions must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.3 Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 6.4 The effect of S.72 provides the statutory basis for a presumption in favour of preserving or enhancing the character and appearance of Conservation Areas. Considerable importance and weight should be attached to this presumption. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations to outweigh the harm. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified.

## **7 POLICIES & Guidance**

### **7.1 National Planning Policy Framework 2021**

### **7.2 London Plan 2021**

### **7.3 Camden Local Plan 2017**

Policy C2 Community facilities

Policy C3 Cultural and leisure facilities

Policy C5 Safety and security

Policy C6 Access for all

Policy A1 Managing the impact of development  
 Policy A3 Biodiversity  
 Policy A4 Noise and vibration  
 Policy A5 Basements  
 Policy D1 Design  
 Policy D2 Heritage  
 Policy CC1 Climate change mitigation  
 Policy CC2 Adapting to climate change  
 Policy CC3 Water and flooding  
 Policy CC4 Air quality  
 Policy CC5 Waste  
 Policy T1 Prioritising walking, cycling and public transport  
 Policy T2 Parking and car-free development  
 Policy T3 Transport infrastructure  
 Policy T4 Sustainable movement of goods and materials  
 Policy DM1 Delivery and monitoring

#### 7.4 **Supplementary Planning Policies**

##### Camden Planning Guidance

CPG Design  
 CPG Housing  
 CPG Energy efficiency and adaptation  
 CPG Basements  
 CPG Amenity  
 CPG Transport  
 CPG Developer contributions

#### 7.5 **Other documents**

Belsize Conservation Area Statement (2003)

### **ASSESSMENT**

The principal considerations material to the determination of this application are considered in the following sections of this report:

|           |                                   |
|-----------|-----------------------------------|
| <b>8</b>  | <b>Consultation and procedure</b> |
| <b>9</b>  | <b>Land use</b>                   |
| <b>10</b> | <b>Sustainability</b>             |
| <b>11</b> | <b>Air Quality</b>                |
| <b>12</b> | <b>Basement Impact Assessment</b> |
| <b>13</b> | <b>Flood risk</b>                 |
| <b>14</b> | <b>Heritage and Design</b>        |
| <b>15</b> | <b>Amenity</b>                    |
| <b>16</b> | <b>Trees</b>                      |

|    |                                |
|----|--------------------------------|
| 17 | <b>Nature Conservation</b>     |
| 18 | <b>Transport</b>               |
| 19 | <b>Refuse and recycling</b>    |
| 20 | <b>Employment and training</b> |
| 21 | <b>CIL</b>                     |
| 22 | <b>Conclusion</b>              |
| 23 | <b>Recommendation</b>          |
| 24 | <b>Legal Comments</b>          |

## **8. CONSULTATION AND PROCEDURE**

- 8.1 As part of the 2018 permission, a Statement of Community Involvement (SCI) was submitted which details the consultation undertaken by the applicant prior to submission. The school organised a public consultation event on the reduced scheme (the '2019 permission'), this was held in the Middle School on the 11th December 2018.
- 8.2 Given that the current proposal is a resubmission of the 2018 scheme with a reduction in the basement floor area (as approved in 2019), new energy strategy and minor external alterations, it is considered reasonable that the applicant did not undertake further public consultation.

## **9. LAND USE PRINCIPLES**

- Previously consented
- 9.1 The redevelopment of the school to improve the existing teaching environment and provide better community facilities is in line with the NPPF, the London Plan 2021, and the Camden Local Plan 2017.
- 9.2 As per the 2018 and 2019 permissions, the current scheme would still propose to enhance the existing community facility by providing enhanced educational facilities that meet the current requirements, and also provide improvements to disabled access and the building's sustainability.
- 9.3 The current proposal, as approved in the 2019 permission, involves the addition of 925sqm of additional floor space which comprises reconfiguration of facilities, and a net increase of 3 classrooms from existing situation, but 2 less than the previously approved 2018 permission. Given that the level of student intake had been capped under the previous permission, and this same cap would be reapplied here, this reduction in teaching rooms will not detrimentally impact the schools' capacity or impact local educational service provision. The redevelopment would include full refurbishment of the existing sports hall to be used as multi-purpose events space with adequate facilities, new art and science rooms. The proposal would secure the number of pupils as existing to 162 via condition which means overall school capacity would not expand, to prevent further knock-on impacts such as transport (condition 18).
- 9.4 The school has been used daily for a variety of after hours uses including karate, football, drama courses and various parents' evenings and events all of which are ancillary to the main F1 use of the school. The proposal would still provide multi-purpose space to be accessible by the community as granted under 2018

permission. This would enhance and improve existing facilities which are unable to meet the needs of the school's existing students. As the multi-purpose area would increase, an Events Management Plan would be secured by 106 legal agreement which would include measures to manage the types of events, opening hours, service and delivery management, on site management and noise, and other matters. It is proposed that consultation on the EMP involve local residents, groups and ward councillors prior to its submission for approval by the Council and a working group be convened by the school for the first six months of implementation.

Proposed changes since the 2019 permission

- 9.5 There are no changes in terms of use since the 2019 permission. However, the use class will now have changed from D1 to F1 due to changes to the Use Classes Order. This does not affect any policy considerations.

**10. ENERGY AND SUSTAINABILITY**

Previously consented

- 10.1 All developments involving more than 500sqm of floorspace are required to submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO2 reduction and a sustainability statement demonstrating how appropriate carbon change adoption measures have been adopted. The 2019 permission secured 35% on-site carbon reduction and BREEAM Very Good.

Proposed changes since the 2019 permission

- 10.2 Since the 2019 permission, a new London Plan was adopted in 2021, which requires all new development to be net zero and 15% carbon reduction at Be Lean stage.
- 10.3 The proposed development would involve light refurbishment, extensive refurbishment, demolition and new built areas. Under Part L2A of the Building Regulations, the areas of extensive refurbishment are to be considered as new build in terms of carbon reduction.

| Floor             | Light Refurb             | Extensive Refurb        | Existing Building Retained | New Build                |
|-------------------|--------------------------|-------------------------|----------------------------|--------------------------|
| Basement          | 345m <sup>2</sup>        |                         | 67m <sup>2</sup>           | 130m <sup>2</sup>        |
| Lower Ground      | 356m <sup>2</sup>        |                         | 170m <sup>2</sup>          | 585m <sup>2</sup>        |
| Ground Floor      | 255m <sup>2</sup>        |                         | 158m <sup>2</sup>          | 615m <sup>2</sup>        |
| Mezzanine         | 77m <sup>2</sup>         |                         | 15m <sup>2</sup>           |                          |
| First Floor       | 80m <sup>2</sup>         |                         | 124m <sup>2</sup>          | 385m <sup>2</sup>        |
| Second floor      | 96m <sup>2</sup>         | 115m <sup>2</sup>       | 51m <sup>2</sup>           | 361m <sup>2</sup>        |
| <b>Total</b>      | <b>1209m<sup>2</sup></b> | <b>115m<sup>2</sup></b> | <b>585m<sup>2</sup></b>    | <b>2076m<sup>2</sup></b> |
| <b>Total Area</b> | <b>3985m<sup>2</sup></b> |                         |                            |                          |

- 10.4 The (revised) Energy and Sustainability statement demonstrates that the proposed development would achieve an overall carbon reduction on-site of **68.5%** which significantly exceeds the minimum of 35% requirement but does not achieve zero carbon and therefore a carbon offset of £19,074 is required. The proposal would achieve a 15.1% reduction in energy demand which meets the 15% requirement (Be Lean), and a 63% reduction in carbon from on-site renewables which exceeds the 20% minimum requirement (Be Green). The 74 PV panels proposed would cover an area of 109.8sqm. Details of the panels and their layout would be secured by condition 7.
- 10.5 Within the remaining building, the proposal would replace existing boilers with low NOx boilers with emissions range of 39.8 mg/k/Wh and an energy efficiency of approximately 95% is being proposed which would meet the requirements. The heating and hot water for the rest of the site would be secured by air source heat pumps and solar PV panels.
- 10.6 An overheating assessment has been provided which demonstrates that there is no overheating with natural ventilation in the classrooms but that despite efficient glazing and shading where possible there is a residual overheating risk for the offices. Therefore, for these areas and the windowless art room the requirement for active cooling is accepted.
- 10.7 The (Revised) Energy Strategy Report states that the BREEAM has increased to Excellent with a score of 74 which exceeds the 70 score required. Under the 2018 permission only BREEAM Very Good (minimum) has been achieved, and therefore the proposal is an improvement since initial submission. The following BREEAM provisions would be secured through the s106 legal agreement:
- BREEAM New Construction 2014 'Excellent' rating (70%+) has been achieved:
  - For Energy 19 of 23 (83%) available credits are targeted which exceeds the minimum 60% requirement.
  - For Water 7 out of 9 (78%) available credits are targeted which exceed the minimum 60% requirement.
  - For Materials 10 out of 14 (71%) available credits are targeted which exceeds the minimum 40% requirement.
- 10.8 The policy requirements in terms of energy and sustainability have moved on since the 2018 and 2019 permissions and although the previous permissions are a material consideration, officers felt that the new policies and the importance of environmental credentials meant that improvements should be secured. The measures implemented are a significant improvement over the 2018 and 2019 applications, and also exceed current policy. These secured improvements have had some very minor knock-on effects on the design of the proposal (like plant on the roof which is of limited visibility) but these are minor with a neutral impact and are discussed further in the Heritage and Design section of the report. Furthermore, a condition is recommended requiring 95% of demolition waste to be reused on site or diverted from landfill (condition 21).

## 11. AIR QUALITY

### Previously consented

- 11.1 In accordance with the CPG Air Quality, the applicant submitted an Air Quality Assessment (AQA) which was assessed by the Council's Sustainability officers. The assessment indicates that the NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> concentrations at the school building façade are below WHO guideline levels which meets policy requirements. The AQA Decrement 2020 by Ramboll indicated that the construction dust risk is medium. As such, additional details in relation to the installation of monitors and the submission of a detailed Air Quality Assessment were secured by condition. The Construction Management Plan would still be secured via s106 legal agreement and the requirements in relation to dust and emissions would still be required as part of that planning obligation.

### Proposed changes since the 2019 permission

- 11.2 Since the 2019 permission, a detailed air quality assessment was provided which demonstrated that active ventilation in the classroom was not required, so this has been excluded. There is therefore not need to require submission of a further detailed Air Quality Assessment under this proposal. As with the 2019 permission, a condition will still be required for air quality monitors to inform the dust and emissions measures in the CMP. There are no other material changes in terms of air quality measured proposed since the 2019 permission.

## 12. BASEMENT IMPACT ASSESSMENT

### Previously consented

- 12.1 Policy A5 highlights that the Council will only permit basements and other underground development where the applicant can demonstrate it will not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.
- 12.2 The application building currently benefits from a basement level occupied by a multi-use sports hall (Whaten Hall). The current proposal would refurbish the existing basement level and extend at the same level under the footprint of the main building (in purple below) with an additional floor area of 124sqm. This would be occupied by changing rooms, toilets, a new lift and staircase to upper floors, and other facilities associated to the school use. This would represent a marked reduction in the level of excavation previously approved under the 2018 permission. It complies with indicator f to m in policy A5 and represent a proportionate basement extension.
- 12.3 This application was supported by a new Basement Impact Assessment (BIA) and associated engineering reports produced by suitability qualified persons. This reports are the same as the ones submitted and assessed by Campbell Reith under the 2019 permission. These have been independently verified by the Council's appointed third-party engineers (Campbell Reith), in line with the requirements of the CPG Basements and policy A5. The initial BIA confirmed that the proposed basement will be founded within London Clay and will be constructed by using contiguous bored piles retaining walls installed from existing ground level. An outline retaining wall design and a preliminary



temporary works scheme including sequencing and propping sketches have been provided in accordance with the CPG. The damage assessment predicts damage to the neighbouring buildings would not exceed Burland category 1. The initial assessment did not consider the proposal to remove the permanent props to the existing basement walls. Subsequently, the scheme was amended under the 2019 permission to include props top and bottom in the temporary and permanent cases as per Campbell Reith requirements.

- 12.4 Conditions are recommended requiring a qualified engineer to oversee temporary and permanent basement works and for the works to be undertaken in strict accordance with the BIA and supplementary documents.
- 12.5 The final audit report published by Campbell Reith concluded that there are no slope stability concerns with respect to the development proposals, and no impact on the wider hydrogeology or hydrology of the area and it is a low risk of flooding.
- 12.6 Overall, the final audit confirmed that the information submitted in support of the proposed reduction in basement floor space would be considered acceptable and in line with CPG Basements and policy A5.

Proposed changes since the 2019 permission

- 12.7 There are not material changes since the 2019 permission and audit.

### **13. FLOOD RISK**

Previously consented

- 13.1 As part of 2019 permission, a revised assessment was provided in response to the reduction in the basement extensions and flood risk. The flood risk assessment was considered acceptable; however, officers sought additional information in relation to the sustainable drainage system including green roof attenuation with flow controls and water-saving appliances. The applicant has provided a Drainage Strategy, which evidences how the green roof would operate without failure up to a 1/100 year event in conjunction with a +40% climate change increased run off event without the need for a flow control device to be installed. Further information indicates that in the unlikely case that an event of this magnitude occurs, the exceedance flow would gather in the middle of the children playground to the north of the site and in courtyard areas to the south of the site. A compliance condition was added to ensure the information provided would be included in the development.

Proposed changes since the 2019 permission

- 13.2 There are no material changes since the 2019 permission so the same conditions will be carried over, along with informatives recommended by Thames Water who have again confirmed they accept the proposed drainage strategy.

### **14. HERITAGE AND DESIGN**

Previously consented

- 14.1 Under the original 2018 permission, the principle of demolishing the Centenary Building, 1977 extension Building, Wathen Building, and partially the Old School Building's has been agreed and considered in line with Local Plan, NPPF and the statutory duty affecting development in conservation area covered by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). The fundamental aspects of the development remain the same as previously approved.
- 14.2 The Old School Building was constructed in 1889 and designed by Edward Robert Robson (1835-1917), the former architect for the London School Board between 1871 and 1884. The building is identified in the Belsize Conservation Area Statement (2003) as making a positive contribution to the Conservation Area and is described as "the most notable building" visible on Adamson Road and Crossfield Road. The central atrium within the Old School building was destroyed by a series of fires and was rebuilt with a flat roof in 2001. The other buildings within the school's premises, Centenary Building, Wathen Hall and 1977 extension are later additions which form an adhoc series of piecemeal development to the side and rear, which adds no positive architectural or historic value to the character and appearance of the school or wider area. Their demolition is therefore not considered to result in harm to the conservation area.
- 14.3 The replacement building was designed to provide improved teaching accommodation with a higher architectural quality. As with the 2018 and 2019 applications, the replacement buildings have similar massing to the existing and with an additional storey added to Wathen Hall replacement at the rear. The buildings are in a red brick which directly relates to its neighbour in the original 1889 building – the positive contributor. The design is a simple one that picks up on the fenestration and proportions of the original building, with appropriate and contextual roof forms introduced. The lower ground changing blocks at the front of the Centenary Building are removed with planting and landscaping introduced to address the street. All these issues – including massing and basic design principles - remain materially the same as previously approved.
- 14.4 To the rear elevation, new PV panels are proposed to the roof of the replacement Centenary Building and the Old School building as with the 2019 permission. The panels would have standard size and would occupy a good proportion of the building's rear roof slopes. The proposed PV panels are proposed in this location due to sustainability requirements. As the Centenary Building is a modern addition as well as the extension to the Old School building, it is considered that the proposed panels would integrate with the overall character of the school. Indeed, the presence of the panels will be a visual cue that promotes positive sustainability measures. The enhanced sustainability credentials of the resulting building would also be welcomed. Details of the PV panels and how they sit and project in relation to the main roof would be secured by condition 7.
- 14.5 In relation to the new proposed Wathen Hall, the internal configuration of the original proposal was driven by the large basement excavation which lowered the events space by one full floor, retaining its double height, and added two levels of classrooms at lower and ground floor levels. Along the southern boundary there were approved ventilation and acoustic louvres and associated chillers and

smoke vents, in order to support the plant room at lower basement level. As this scheme does not include that level of basement excavation, the proposal would remove the windows at lower ground floor level and accommodate the events space with a double height at basement and lower ground floor levels and classrooms above. This change is not objectionable.

- 14.6 Under the current proposal, the extension would retain the footprint of the existing structure along the southern and eastern (rear) boundaries. As such, along the southern boundary the extension would leave a gap of 1.4m and 1.6m off the boundary with no. 24 Crossfield Road, resulting in the relocation of 9 cycle stands to the Middle School site as detailed in the transport section below. The proposal would also remove the ventilation and acoustic louvres and associated chillers and smoke vents due to changes in the ventilation strategy along the southern side. These were secured as part of the 2019 permission.
- 14.7 Along the eastern boundary (rear), the proposal would retain the footprint and scale of the existing single storey structure adjacent to the boundary with no. 12 Strathray Gardens, serving a fire escape linked with the basement level. It will also retain the existing louvres, door opening (but replaced with louvered door), and installation of new escape door, and removal of existing external plant. These boundary changes remain minor in nature and would not detrimentally impact the design and appearance of the school, and were secured under the 2019 permission.
- 14.8 The approved extension in the 2018 permission included a curved wall at ground level with a spiral staircase around the existing tree in the playground, to link directly to a terrace at the upper floor of the extension. The current scheme does not include that element. The spiral staircase around the TPO tree and the associated terrace have been removed. The removal of the curved wall and staircase were secured under the 2019 permission. Whilst the spiral staircase was an element of interest architecturally, it is considered that its removal with associated terrace and curved wall would not significantly alter the appearance of the proposed extension and the development overall. The proposed changes are considered minor in relation to the whole proposal and was therefore accepted under the 2019 variation application. As a result of the removal of this spiral staircase, there would be no need to replicate condition 4 of the 2018 permission, which required “details of the external staircase to Wathen Hall, specifically privacy screening and sound attenuation of the steps”. As the staircase would not be installed, the amenity concerns would no longer persist.

#### Proposed changes since the 2019 permission

- 14.9 There are some further minor changes made under this application when compared to the 2019 application; the louvres at the top of the front windows on the new back front elevation have been increased from 0.4m in height to 0.5m in height. Given the small scale and appropriate design of these elements, it is considered that these would preserve the appearance of the building and window openings, and respond positively to the form, appearance, materials and scale of the Old School building and so preserve this part of the conservation area.

- 14.10 On the roof of the replacement Centenary building there is also proposed plant equipment which includes three Mechanical Ventilation Heat Recovery (MVHR) units, three Condenser and associated extract duct. It has been demonstrated through an Overheating Analysis that active cooling would be required for the office rooms, which has been accepted by sustainability officers. The plant would be located in the middle of the roof, with minimal visual impact. Given the height of the building and front street width this would not be readily visible from the streetscene. It is not considered that the plant would result in harmful visual impact to the conservation area. Details of plant layout, manufacturer specifications and enclosure would be secured by condition.
- 14.11 Overall, the proposed changes to the external appearance of the new structures and alterations are considered to be acceptable alterations that preserve the character and appearance of the conservation area. Comparing these proposals with the 2019 permission, the amendments are minor in relation to the whole scheme and would continue to provide a greater quality of teaching and community space. As per the original 2018 permission, conditions will still be sought for the details design of various elements to ensure that their final construction maintains this high standard of design. Therefore there would be no harm to the significance of this part of the conservation area, which derives from the general consistency in building line along the street, townscape and short front gardens defined by boundary walls, as well as the retention of the Old School Building, which is identified as being the most notable building on these streets.

## **15. AMENITY**

### Previously consented

- 15.1 Policy A1 seeks to protect the quality of life of occupiers and neighbour by ensuring developments do not adversely affect neighbour amenity. The considerations on the impact on the amenity of the occupiers of neighbouring properties are as follows:
- Daylight and sunlight
  - Outlook
  - Overlooking
  - Noise and disturbance
- 15.2 The overall impact of the proposed scheme on the neighbouring amenity was assessed and considered acceptable under the original planning application, and the 2019 permission. Those issues considered are again reconsidered below for completeness. Given the main proposed alteration under the 2019 permission was the reduction in basement area, the BIA and the audit have demonstrated that this would not cause harmful impact to the neighbouring amenity, as detailed in the section above.
- 15.3 The scale and form of the proposed extensions would remain the same as previously granted consent. A Daylight and Sunlight Assessment was submitted as part of the 2018 permission which assessed the development in relation to Vertical Sky Component (VSC), No Sky Line (NSL), Average Daylight Factor

(ADF) and Annual Probable Sunlight Hour (APSH). In relation to the impact of development on neighbouring residential properties, all neighbouring windows are compliant with the BRE guidelines with the exception of one window at no. 24 Crossfield Road (out of 12) directly to the south of the site. The reduction in VSC to this window would be from 17.4% to 12.9% at 0.759 times which is very minor (the target being 0.8 times its former value) and it serves a fully glazed conservatory whose other windows all exceed the BRE target values. This is therefore not considered to result in harmful reduction in daylight or sunlight to no. 24.

- 15.4 Hereward House School art building is located due east on the shared boundary with the proposed Wathan hall building. This building contains 5 high level west facing windows directly facing the school site which will experience some reduction in both VSC and APSH due to the proposed extension. The room is served by other 8 windows which exceed the BRE targets values, and therefore based on the BRE guidance this would be acceptable.
- 15.5 In relation to outlook, the proposed four storey element of the scheme would be set back by more than 6m from the shared boundary with no. 24 Crossfield Road and the height of the Wathan Hall extension at ground and first floor has been reduced and the curved sloped green roof sloping away from the shared boundary was introduced. Other than no. 24 Crossfield Road, the proposed Wathan Hall Extension does not adjoin any residential boundaries. The upper floor was also set back by more than 2.5m from the nearest boundary with the nearest residential properties on Strathray Gardens, located diagonally to the north east of the proposed building. Whilst the proposal will be visible from surrounding properties, it is not considered to result in overbearing or sense of enclosure to any neighbouring occupiers.
- 15.6 In relation to overlooking, there are no windows of the proposal within 18m of other residential windows. The south facing windows to the new Wathan Hall extension have been included to provide additional light in classrooms. The two of these closest to the rear of the main building look out across the private gardens of properties along Crossfield Road and could potentially afford incidental views to habitable rooms. These windows are proposed to be fixed shut and obscure glazed to prevent any overlooking to neighbouring properties, and secured by condition. Overall, due to the existing pattern of development, scale, location and projection of the proposals, there would be no harm in terms of overlooking to neighbouring occupiers.

Proposed changes since the 2019 permission

- 15.7 The massing and scale of development is materially the same as in the 2018 and 2019 permissions and so the impacts from massing will not be materially worse. In terms of noise and disturbance the proposal is accompanied by a noise assessment has been submitted which took into consideration the nearest noise-sensitive receptors. The report identifies the new plant equipment on the roof (three Mechanical Ventilation Heat Recovery - MVHR and three Condensers) and confirmed that MVHR units would not require enclosure to operate with low noise levels, however the condensers would. Conditions 16 and 17 would be secured to request compliance with noise limitations conditions, and details of

the plant room layout, enclosure and attenuation details, prior first use of equipment.

- 15.8 Previously secured obligations as part of the Construction Management plan (CMP) relating to mitigating construction impacts and operational impacts will be replicated for this application, and secured under a s106 legal agreement, and by conditions 14 (no music), 16 (plant noise), 17 (plant layout and enclosure), 19 (out of hours).

## **16. TREES**

### Previously consented

- 16.1 No trees are proposed to be removed to facilitate development and further consideration is given to the existing TPO tree in the playground area. Due to the removal of one level of basement from the spiral staircase around the tree, a new Arboricultural report assessment was provided. This has been assessed by tree officers and considered to demonstrate that the TPO tree would still be retained and not affected by the development. Details of the tree protection measures would be secured via condition 8.

### Proposed changes since the 2019 permission

- 16.2 There are no proposed changes to the areas of landscaping and as with the 2018 and 2019 permissions these are considered positive measures and further details would again be secured via condition as agreed under the 2019 permission (condition 10).

## **17. NATURE CONSERVATION**

### Previously consented

- 17.1 As the proposed redevelopment would occupy the existing footprint, there are limited opportunities to increase biodiversity on the site. Small patches/beds of vegetation at the front of the school would offer limited capacity to support biodiversity however it is accepted that due to the tight, constrained urban nature of the site, and the school's requirement to keep the existing multi-use sports pitch, it is not possible to provide additional outdoor learning space or biodiversity features at ground level.
- 17.2 However, the proposal would include an extensive green curved wall to the replacement Wathen Hall, to be planted with wildflower meadow turf which would continue into a green roof for seamless transition from living wall to green roof. The green roof itself would vary in substrate and turf beds. The substrate is to be retained on the curve by a perforated metal trimming angle to allow excess water runoff. The green wall is to be made up of Scotscape living wall panels with an integrated plug and play irrigation system and fitotextile modules with grid pockets filled with semi hydroponic compost for planting. The east facing living wall will be planted with a mixed matrix of shade tolerant flowering geraniums mixed with hardy evergreen species.
- 17.3 The submitted maintenance plan indicates 24 health checks a year and 2 horticultural visits. It has been reviewed by the Council's tree officer who advises

the plan is comprehensive and if properly followed would provide a long lasting roof, but more detail is required to ensure the green roof and living walls maintain their health and appearance.

- 17.4 An Ecology report has been submitted which confirms that the site has potential to support nesting birds only; however it is identified that the private gardens surrounding the site may support bats as well. The proposal would therefore offer nesting opportunities which should be integrated into the fabric of the building. Details of the bird and bat boxes would be secured by condition 13.

Proposed changes since the 2019 permission

- 17.5 There are no material changes in terms of ecology and nature conservation.

## **18. TRANSPORT**

Previously consented

- 18.1 The proposed scheme would provide adequate number of cycle parking spaces for pupils and staff. Due to the changes in the footprint of the Wathen Hall extension as discussed above at paragraph 14.6, part of the cycling provision would be relocated to the Hall Middle School, located approximately opposite the application site. As such, the proposal would include an uplift of 12 cycle parking spaces (6 stands) at Senior School and 18 cycle parking spaces (9 stands) at Middle School. Including existing provision of 12 stands, this would be a total of 27 cycle stands across both Senior School and Middle School, which would provide 54 cycle parking spaces. This would exceed the London Plan 2021 requirements of 43 cycle parking spaces, by more than 20% which is in line with CPG Transport.
- 18.2 The proposal also includes provision of 22 scooter parking spaces at the application site, details of which would be secured by condition along with those for the 12 cycling parking spaces on the senior school. The overall cycling provision across the two sites including the Middle school would be secured via section 106 legal agreement as it spans two separate red-line boundaries.
- 18.3 Under the original permission, a school travel plan had been secured by way of legal agreement to ensure that the school successfully contributes to meeting targets on traffic reduction, improving air quality and increasing sustainable travel. Under this application, such an obligation would be carried forward and re-secured under the s106 legal agreement. In addition, this would include a Monitoring and Measures financial contribution which would allow the Council to monitor, comment and provide advice on the progress of the travel plans. This has been calculated on the basis of anticipated staff costs to equal £6,002.00. This would be secured via section 106 legal agreement as agreed under the original permission.

Proposed changes since the 2019 permission

- 18.4 Construction Management Plan (CMP) and support and monitoring contribution (£7,564.50) and Highways contribution (to be confirmed) 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 £15,000

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.

## **19. REUSE AND RECYCLING**

- 19.1 The proposals do not include any changes to existing site delivery or waste collection. Bins are stored to the front of the School and collected twice weekly (once weekly for recycling). As the proposals do not increase the number of students and no increase in servicing requirements, no service management plan is required.

## **20. EMPLOYMENT AND TRAINING**

### Previously consented

- 20.1 Due to the proposed development scale, the Council would continue to secure employment and training opportunities for local residents and opportunities for businesses based in the Borough to secure contracts to provide goods and services. In line with CPG Employment Sites and Business Premises a range of training and employment benefits, during and after the construction phase would be secured via section 106 legal agreement

- The applicant should work to CITB benchmarks for local employment when recruiting for construction-related jobs as per paragraph 68 of CPG Employment Sites and Business Premises.
- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- The applicant should provide a specified number (to be agreed) of construction or non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre.
- If the build costs of the scheme exceed £3 million the applicant must recruit construction and non-construction apprentices (1 per £3million of build costs) and pay the council a support fee of £1,700 per apprentice as per clause 8.25 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. Non-construction apprentices should be recruited through the Council's Economic Development team.
- If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per paragraph 69 of CPG Employment Sites and Business Premises.
- The applicant provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

## **21. CIL**



21.1 There is no CIL contribution required from educational uses such as schools.

## **22. CONCLUSION**

22.1 It is considered that the proposal would allow implementation of a previously approved scheme which enhances the facilities of the school by providing larger and more accessible classrooms and improved sports, arts and drama facilities whilst proposing no increase in student numbers. The improved facilities would also be open to the local community and their use regulated by an events management plan.

21.1 The proposal would require the demolition of buildings that make no particular contribution to the character or appearance of the conservation area and the new buildings would enhance its character and appearance with more appropriate materials, proportions and detailing. The proposals would not harm the amenity of any adjoining occupiers and the impact of construction would be mitigated by construction management plans to be approved before any development commences.

21.2 The proposal is effectively a resubmission of the 2019 permission for the site which was secured, but could not be implemented in time due to the pandemic. There are only very minor changes, and these are beneficial, most notably in terms of improved sustainability and energy outcomes for the scheme. In the event that harm would be identified from the proposed replacement building, it is noted that paragraph 134 of the NPPF indicates significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, so long as they fit with the overall form and layout of their surroundings. The proposed scheme includes a significant improvement, over the existing buildings and the 2019 permission in terms of sustainability and energy efficiency.

## **23. RECOMMENDATION**

23.1 Planning Permission is recommended subject to conditions and a Section 106 Legal Agreement covering the following Heads of Terms:-

- Highways contribution and level plans (TBC)
- Construction management plan (CMP) and construction working group (CWG)
- CMP Implementation Support Contribution (£7,564.50) and Construction Impact Bond (£15,000)
- Sustainability Plan
- Energy Efficiency/Renewable Energy Plan
- Employment/Training Plan
- Local Procurement
- School Travel Plan (plus monitoring fee £6002.00)
- Events Management Plan
- Limit of student numbers to no more than 162 pupils
- Cycle parking provision across both school sites

- Carbon off-set payment of £19,074

## 24. LEGAL COMMENTS

24.1 Members are referred to the note from the Legal Division at the start of the Agenda.

### Conditions

|   |  |
|---|--|
| 1 | <p>Three years from the date of this permission</p> <p>The development hereby permitted must be begun not later than the end of three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>  |
| 2 | <p>Approved drawings</p> <p><b>Proposed plans</b><br/> Site Location Plan; P10-00-00; P20-00-01 Rev B; P20-00-02 Rev F; P20-01-02 Rev E; P20-02-02 Rev E; P20-03-02 Rev F; P20-B1-02 Rev E; P20-LG-02 Rev F; P20-M1-02 Rev E; P30-EL-11 Rev D; P30-EL-12 Rev D; P30-EL-13 Rev F; P30-EL-14 Rev D; P32-SC-11 Rev D; P32-SC-12 Rev D</p> <p>P32-SC-13 Rev D; P32-SC-14 Rev D; P32-SC-15 Rev D; P32-SC-16 Rev D; AB7-00-01; 2190008-EWP-ZZ-B1-DR-C-2000 rev P1; Hall School – Proposed Plant Selection by Landscaping LTD Scotscape; P55-SC-01; P55-SC-02</p> <p><b>Existing plans</b><br/> P20-00-01 Rev D; P20-M1-01 Rev C; P20-LG-01 Rev D; P20-B1-02 Rev E; P20-03-02 Rev E; P20-B1-01 Rev C; P20-02-01 Rev D; P20-01-01 Rev D; P30-EL-01 Rev C; P30-EL-02 Rev C; P30-EL-03 Rev C; P30-EL-04 Rev C; P32-SC-01 Rev C; P32-SC-02 Rev C; P32-SC-03 Rev C; P32-SC-04 Rev C; P32-SC-05 Rev C; P32-SC-06 Rev C;</p> <p><b>Demolition drawings</b><br/> A80-B1-00 P02; A80-LG-00 P02; A80-M1-00 P02; A80-00-00 P02; A80-01-00 P02<br/> A80-02-00 P02; A80-03-00 P02; A80-SC-11 P02; A80-SC-12 P02; A80-SC-13 P02</p> <p><b>Documents</b><br/> Planning Statement prepared by Boyer (December 2020)<br/> Design and Access Statement by NORR (November 2020)<br/> Transport Statement by Ramboll UK (March 2019)<br/> Framework Travel Plan by Ramboll UK (Feb 2019)<br/> Draft Construction Management Plan by Ramboll UK (March 2019)</p> |

|   |  |
|---|--|
|   | <p>Air Quality Assessment by Ramboll (December 2020)<br/> Air Quality Technical Note AQ001_03 by Ramboll (15/06/2021)<br/> 2021 GLA Carbon Emission Reporting spreadsheet by Elementa<br/> Energy Strategy Report Rev 07 by Elementa; GLA 2021 Carbon Emission Reporting Spreadsheet; BRUKL 2020_Hall School Be Green_Imp2b Dec 03; BRUKL 2020_Hall School Be Lean_Imp2b Dec 03;<br/> Overheating Analysis Report Rev 02 by Elementa (June 20201)<br/> Hall School BREEAM Tracker (09.072021 by dar)<br/> Arboricultural Assessment and Method Statement by Barrell Tree Consultancy (11/11/2016)<br/> Tree Protection Plan by Barrell Tree Consultancy<br/> Structural and Civil Engineering Report Elliot Wood Partnership and Basement Impact Assessment by Elliot Wood and Geotechnical &amp; Environmental Associates (2019 with 2020 confirmation of no substantive changes).</p> <ul style="list-style-type: none"> <li>- Part 1: BIA and Appendix A (Structural Drawings); Appendix B (GEA Site Investigation)</li> <li>- Part 2 Appendix B cont. (GEA Site Investigation)</li> <li>- Part 3 Appendix B cont. (GEA Site Investigation)</li> <li>- Part 4 Appendix B cont. (GEA Site Investigation)</li> <li>- Part 5 Appendix B cont. (GEA Site Investigation)</li> <li>- Part 6 Appendix B cont. (GEA Site Investigation)</li> <li>- Part 7 Appendix C (Flood Risk Assessment incl. Drainage Strategy and SUDS Report by Elliot Wood) and Appendix D (Outline Structural Calculations)</li> <li>- Part 8 Appendix D cont. (Outline Structural Calculations) and Appendix E (Movement Monitoring Report)</li> </ul> <p>Ecology Report by Ramboll UK (March 2019)<br/> Noise Survey Report by Ramboll (December 2020)<br/> Daylight and Sunlight Assessment by gia 07/11/2016; Daylight Sunlight letter by gia dated 12/06/2017 RC/10747;</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p> |
| 3 | <p>Detailed design</p> <p>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:</p> <ul style="list-style-type: none"> <li>a) Typical details of new railings and balustrade at a scale of 1:10</li> <li>b) Plan, elevation and section drawings, including jambs, head and cill, of all external new window and door openings.</li> <li>c) Samples and manufacturer's details of new facing materials to be provided on site and retained on site during the course of the works.</li> <li>d) A sample panel of all facing masonry with window and door samples shall be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing</li> </ul>  |

|   |   |
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|   | <p>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.</p> <p>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.</p>  |
| 4 | <p>Basement engineer</p> <p>The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.</p> <p>Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.</p> |
| 5 | <p>BIA</p> <p>The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Elliott Wood Partnership Ltd, Geotechnical and Environmental Associates, Barrell Tree Consultancy and NORR Consultants Ltd as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F1) prepared by Campbell Reith, dated July 2019.</p> <p>Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan 2017.</p>  |
| 6 | <p>Air quality - monitoring</p> <p>Air quality monitoring should be implemented on site. No development shall take place until</p> <ol style="list-style-type: none"> <li>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</li> </ol>  |

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|   | <p>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;</p> <p>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.</p> <p>The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.</p> <p>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.</p>  |
| 7 | <p>Solar PV</p> <p>Prior to commencement of above ground works, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment 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. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.</p> <p>Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.</p>                                       |
| 8 | <p>Tree protection measures</p> <p>Prior to the commencement of any works on site, details including a detailed arboricultural method statement, demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. 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 carried out under the supervision of the project arboriculturalist.</p> <p>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.</p> |

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| 9  | <p>Drainage strategy</p> <p>The drainage strategy shall be implemented in accordance with the details set out in 2190008-EWP-ZZ-B1-DR-S-0900 Rev P3 / Elliot Wood / May 2019; Overland Flow Routes for Exceedance Events, 2190008-EWP-ZZ-B1-DR-C-2000 Rev P1 / Elliot Wood / June 2019; Flood Risk Assessment, Rev P1 / Elliot Wood / March 2019; Correspondence from the LPA - 2019/1325/P The Hall School - Variation - LLFA (May 2019), or before development commences, a drainage strategy detailing any on and/or off site drainage works, must be submitted to and approved by, the local authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.</p> <p>Reason: To ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the local sewage network and the wider environment in line with policies A5 and CC3 of the London Borough of Camden Local Plan 2017.</p> |
| 10 | <p>Landscaping</p> <p>Within three months of construction commencing, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed 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.</p> <p>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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.</p>   |
| 11 | <p>Landscaping</p> <p>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 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.</p> <p>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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.</p>   |

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| 12 | <p>Green roof</p> <p>Within three months of construction commencing, full details in respect of the living roof/wall in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include</p> <ul style="list-style-type: none"> <li>i. a detailed scheme of maintenance</li> <li>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]</li> <li>iii. full details of planting species and density</li> <li>iv. details of any fall arrest system</li> </ul> <p>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.</p> <p>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.</p> |
| 13 | <p>Biodiversity</p> <p>Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.</p> <p>Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan 2021 and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.</p>  |
| 14 | <p>No music</p> <p>No music shall be played on the premises in such a way as to be audible from inside any adjoining premises.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1, of the London Borough of Camden Local Plan 2017.</p>  |
| 15 | <p>Windows</p> <p>Before occupation, notwithstanding the details shown on the elevations and plans, the two south facing windows to the first floor of Wathen Hall (as</p>   |

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|    | <p>shown on drawing number P30-EL-14 Rev D) shall be fixed shut and obscure glazed and permanently retained as such thereafter.</p> <p>Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.</p>   |
| 16 | <p>Noise</p> <p>The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA and by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1 and A1 of the London Borough of Camden Local Plan 2017.</p> |
| 17 | <p>Noise</p> <p>Details of proposed roof plant technology, layout and enclosure to include product specifications shall be submitted to and approved in writing by the local planning authority. The details shall be installed in accordance with the approved documentation prior to first use of equipment of the development, and thereafter retained.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1 and A1 of the London Borough of Camden Local Plan 2017.</p>                                      |
| 18 | <p>No of pupils</p> <p>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.</p> <p>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.</p>  |
| 19 | <p>Out of hours</p> <p>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.</p> <p>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.</p>  |



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| 20 | <p>Details of secure and covered cycle storage area for 12 cycles and scooter parking for 22 scooters shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.</p> <p>Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.</p>   |
| 21 | <p>Reuse and recycling of demolition waste</p> <p>The demolition hereby approved shall divert 95% of demolition waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.</p> |
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## Informatives

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| 1 | <p>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 <a href="https://beta.camden.gov.uk/web/guest/construction-management-plans">https://beta.camden.gov.uk/web/guest/construction-management-plans</a> 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).</p> |
| 2 | <p>Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency</p>   |

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|   | <p>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).</p>   |
| 3 | <p>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.</p>   |
| 4 | <p>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.</p>   |
| 5 | <p>All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <a href="https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319">https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319</a> 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)</p> <p>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.</p> |
| 6 | <p>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.</p>   |
| 7 | <p>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.</p>  |
| 8 | <p>Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>   |
| 9 | <p>The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate</p>  |

measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://thameswater.co.uk/buildingwater).