

Supplementary Information for Planning Committee

05 August 2021

Agenda Item: 8 (2)
Application Numbers: 2020/5867/P
Address: The Hall School, 23 Crossfield Road London NW3 4NT

Additions are shown in **bold underlined**, and deletions are shown ~~struck out~~.

1. Updates to drawing Numbers

The wrong revision number has been included in one of the listed proposed plans on page 137 and in condition 2 on page 162 – this should be updated with the new revision showing the up-to-date location of the solar panels:

Proposed plans

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~~ **Rev G**; 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

This would not affect the recommendation made by officers and further details of the solar panels are secured under condition 7.

2. Section omitted in error from Consultation Summary

The summary of the comments from the Hall School Opposition Group (HSOG) were omitted in error from section 5 of the report. These consultation responses were considered and covered throughout the officer report, and directly informed the approach taken with final recommendations – particularly the approach taken with conditions and s106 heads of term and the newer controls relating to the new ventilation equipment.

Insert the following paragraphs after “Belsize Society” section in 5.4 (on page 146 of the agenda pack):

Hall School Opposition Group (HSOG)

1. All previous planning conditions in respect of the application ref 2016/6319/P (2018 permission) should continue to apply with particular long term concerns for local residents in relation restricting the number of pupils and restricting the hours for events out of school hours.
2. All head of terms part of s106 legal agreement should continue to apply – particular long term concerns in relation not the Construction Management Plan and Event Management Plan. Given the current working from home conditions for neighbours and school holidays, the CMP should consider appropriate provisions to be included.
3. The new permission should cover changes to the ventilation and heating/cooling strategies. The new plant would be seen from properties south east of Crossfield Road, the north side of Eton Court, and the west side of Strathray Gardens. Apart from visual aspect, increase in noise nuisance shall be considered.

Officer response:

1. As recommended by HSOG, all the conditions relevant to the current scheme would be attached to the new decision as part of the current application. The number of pupils would be restricted under condition 18 and the hours for events would be secured under condition 19.
2. As recommended by HSOG, All head of terms relevant to the current scheme as part of the s106 as agreed under the 2018 and 2019 permissions would still apply which include 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 Construction impact bond is now recommended which was not previously secured on the 2018 or 2019 application. Noted that Basement Construction Plan has been removed given the significant reduction in basement expansion from 2018 permission. See section 12 of the Committee Report.
3. The impact of the ventilation equipment has been considered by officers. The proposal includes additional Mechanical Ventilation Heat Recovery (MVHR) units, condensers and associated extract ducts, 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. In relation to noise from the plant, condition 16 limits this comfortably below the

background noise levels. In any event, further details in relation to the plant technology and layout are secured by condition 17.

3. Highways contribution confirmed

Camden highway engineers have confirmed the highways contribution for the proposed scheme would be remain £13,376.97 as per 2018 and 2019 permissions.

“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 **£13,376.97**)”

ENDS