

Application ref: 2023/4319/P  
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Date: 10 May 2024

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Boyer Planning  
120 Bermondsey Street  
London  
SE1 3TX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**The Hall School**  
**23 Crossfield Road**  
**London**  
**NW3 4NU**

Proposal: Non-material amendment to planning permission 2022/4408/P dated 05/07/2023 for 'Extension of existing single storey extension to existing 'Wathen Hall' building with new floor level, following demolition of existing first floor structure, installation of plant and enclosure at roof level to Centenary Building and new PV panels, all to school (Class Use F.1)' approved; namely: to amend condition 12 to alter size of green roof.

Drawing Nos: Camden SuDS ProForma; Confirmation of sufficient capacity letter prepared by Thames Water dated 8th February 2024; Technical Note prepared by Elliot Wood dated 07-03-2024; Cover letter prepared by Boyer Planning dated 9th October 2023; X10-00-00

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.12 of planning permission 2022/4408/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 12**

The sustainable drainage system as approved in 2190008 - Flood Risk Assessment & Sustainable Drainage Statement by elliotwood and Technical Note prepared by elliotwood dated 07/03/24 shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve run-off rates of 7.7l/s. The system shall include 375m<sup>2</sup> of green roof / wall as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017 Policies.

Informative(s):

1 Reason for granting permission:

Condition 12 is a compliance condition which requires the sustainable drainage system to include 323sqm of green roof. It is unclear how the 323sqm figure was derived as it does not appear to relate to any drawings or documents submitted with the original application (2022/4408/P). Given this, the applicant has asked for this figure to be amended. The applicant and officers agree that taking account of the flat green roof, curved green roof and green wall, the total area approved by the original permission was 423sqm.

Since the original approval an amended green roof layout is proposed following detailed design and input from a green roof manufacturer. This has led to a reduction of the green roof area which was previously approved and removal of the curved green roof element in place of a curved green wall, with the vertical green wall being retained. The total area of the amended flat green roof, curved green wall and vertical green wall would be 375sqm.

The reduction in green roof / wall area would be 48sqm. For the 1 in 100 year storm event plus 40% for climate change, the proposed runoff rate for the revised scheme is 7.7l/s, compared with 5.5l/s for the approved scheme. Despite the increase in proposed runoff rates compared to the approved scheme, the proposed surface water runoff rate for the revised scheme still shows a significant betterment over existing brownfield runoff rates (more than 65% betterment). Thames Water have confirmed that provided the flows are restricted to a total of 7.7 l/s, then Thames Water would not have any objections to the proposal.

The Lead Local Flood Authority has reviewed the submission and has no objections to the changes. The amended scheme would result in an approximately 11% reduction in the size of the green roof and walls but would nevertheless result in a betterment in runoff of more than 65% and Thames Water have confirmed that they have no objection. As such the changes are not considered to materially affect the sustainable drainage system.

Individually and cumulatively, the changes are relatively minor compared to 'the

larger development' consisting of a single storey extension to an existing building, plant and PV panels.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its appearance, impact on streetscene or impact on neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the amendment of Condition 12 and shall only be read in the context of the substantive permission granted on 05/07/2023 under reference number 2022/4408/P and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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