

<b>LDC (Proposed) Report</b>		Application number	2025/0202/P
<b>Officer</b>		<b>Expiry date</b>	
Geri Gohin		14/03/2025	
<b>Application Address</b>			
Hampstead School, Westbere Road, London, NW2 3RT			
<b>Conservation Area</b>		<b>Article 4</b>	
N/A		Basements	
<b>Proposal</b>			
Creation of a new plant room in connection with renewable energy development at the school, and new air source heat pump.			
<b>Recommendation:</b>		<b>Grant Lawful Development Certificate</b>	
<b>Site</b>			
<p>The site is a community secondary school comprising of seven buildings. The three original buildings fronting Westbere Road date from the early 20th century, of differing architectural styles but forming a strong group which contributes positively to the streetscape and have been included in Camden's Local List. The main building has a modern extension (built in the early 2000's) and two new buildings including a sports centre to the rear of the site were built in the last decade.</p> <p>The school is in the north-west of the borough fronting Westbere Road. It is located on one site, between the rear gardens of the houses on Menelik Road to the south and Horton Avenue to the north which forms the borough boundary with London Borough of Barnet.</p> <p>It is not designated as a heritage asset, that is, it is not a listed building, not in a conservation area, and this development is not restricted by an Article 4 direction.</p>			
<b>Schedule 2, Part 12, Class A - Development by local authorities</b>			
Development by local authorities allows for permitted development for the erection or construction and the maintenance, improvement or other alteration by a local authority or by an urban development corporation of—			
Complies with all parts			<b>Yes/no</b>
(a)	any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;		Yes
(b)	lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse		Yes

	troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.	
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#### Interpretation of Class A

A.1 For the purposes of Class A, “urban development corporation” has the same meaning as in Part 16 of the Local Government, Planning and Land Act 1980 (urban development)(a).

A.2 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

The proposed plant building is 3.5m high (rear elevation) and 3.1m high (front elevation) and its capacity would be 181 cubic metres.

#### **Assessment:**

The proposals meet all the limitations and conditions of Schedule 2, Part 12 Class A, for the erection or construction and the maintenance, improvement or other alteration by a local authority. Therefore, a certificate of lawful development (proposed) should be granted.