

18 March 2015

**Delivered by Planning Portal**

Michael Cassidy  
Principal Planner  
Planning Department  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Dear Michael,

**Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011:  
Request for Screening Opinion Pursuant to Regulation 5 (2)**

We write on behalf of Wates Construction Limited to formally request the adoption of a Screening Opinion pursuant to Regulation 5 (2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, in relation to the following proposed development:

*"Partial demolition and rebuild of Hampstead School (Use Class D1), demolition of ancillary buildings, construction of a new sports centre, minor refurbishment works to Building 3, together with hard and soft landscaping treatments along with new outdoor sport and recreation areas."*

In accordance with paragraph 5(2) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, we enclose a site plan and set out below a brief description of the nature and purpose of the proposed development and its possible effects on the environment.

**The Site**

The site lies within the London Borough of Camden and is occupied by school buildings and associated courtyards, playgrounds and car parks. The site covers a total area of 2.03 ha as defined by the plan attached to this letter.

The site is occupied by 8 distinct school buildings, three of which are Locally Listed (buildings 1, 2 and 3) (refer to **Figure 1**). The existing total GIA of the school is 12,545 sqm and is accommodated across the site as follows:

- Buildings 1 and 4            2,039 sqm
- Building 2                    2,643 sqm
- Building 3                    1,076 sqm

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- Demolition of The Old House and mobile blocks to the north east of the site;
- Construction of a new school building (3 storeys in height);
- Construction of a new sports hall featuring a new four-court sports hall and activity studio;
- Internal refurbishment works to building 3 including a very minor alteration to the rear elevation (window being replaced by a door);
- New external landscaping;
- Provision of hard and soft play areas, sports courts and new all-weather sports pitches.

There will be a net reduction in built floorspace of 1,298 sqm (GIA) as a result of the development and there will be no increase in pupil numbers following completion of the works.

### **Determining whether Environmental Impact Assessment (EIA) is required**

The determination of whether EIA is required rests in the consideration of whether the development is:

- Schedule 1 Development – in which case EIA is necessary; or
- Schedule 2 Development – in which case EIA is necessary only if the development is likely to have significant environmental effects as referenced in Schedule 3 of the Regulations.

The proposed development does not meet any of the categories of development in Schedule 1 of the Regulations for which EIA is mandatory. It does however fall within one of the categories of development set out in Schedule 2 of the Regulations, namely Category 10b 'urban development project' which identifies types of development which may require an EIA. Accordingly it is appropriate to undertake a screening exercise to establish whether EIA would be required.

The Regulations state that Environmental Impact Assessments are required for Schedule 2 projects when there are likely to be significant effects on the environment. In this context it is necessary to consider whether the development would be located in a 'sensitive area' as defined in the regulations and whether it would meet the relevant thresholds and criteria contained in Schedule 2 of the Regulations. If it does the development would be deemed 'Schedule 2' for the purposes of the Regulations and it would then be necessary to consider whether it would be likely to have 'significant' environmental effects.

### **Sensitive Area**

The Regulations define sensitive areas as being:

- Sites of Special Scientific Interest (including their consultation areas);
- Land to which Nature Conservation Orders apply;
- International conservation sites;
- National Parks;
- Areas of Outstanding Natural Beauty;
- World Heritage Sites;

## **Schedule 3 Selection Criteria**

In considering whether EIA is required, regard should be had to the following criteria set out in Schedule 3 of the Regulations:

- Characteristics of the development;
- Location of the development; and
- Characteristics of the potential impact.

In considering the selection criteria it should be noted that the secretary of State has indicated a view that EIA will be needed for Schedule 2 development in three main types of cases:

- a) For major developments of more than local importance;
- b) For developments that are proposed for particularly environmentally sensitive or vulnerable locations; and
- c) For developments that are unusually complex or could potentially lead to hazardous environmental effects.

In respect of a) the proposals will result in to a reduction in built floorspace and maintain the existing number of pupils. The development is thus not considered to be of more than local importance.

In respect of b) the application site does not have any unusually complex and potentially hazardous environmental effects.

The development it is not considered to be unusually complex or to potentially lead to hazardous environmental effects as per c).

## **Conclusion**

The NPPF states that an EIA is unlikely to be required for the redevelopment of land unless the new development is of a significantly greater scale than the previous use, or the types of impact are of a markedly difference nature or there is a high level of contamination.

The proposals are making no changes in terms of land use and will in fact lead to a reduction in built floorspace. From the analysis set out above it is felt that the development will not have any significant effects on the environment and we thus do not believe that an EIA is required.

In this context we look forward to receiving your Screening Opinion as to whether the proposed development would constitute EIA development within the statutory period of three weeks. In the meantime please do not hesitate to contact me or Fiona Flaherty of this office if you require anything further.

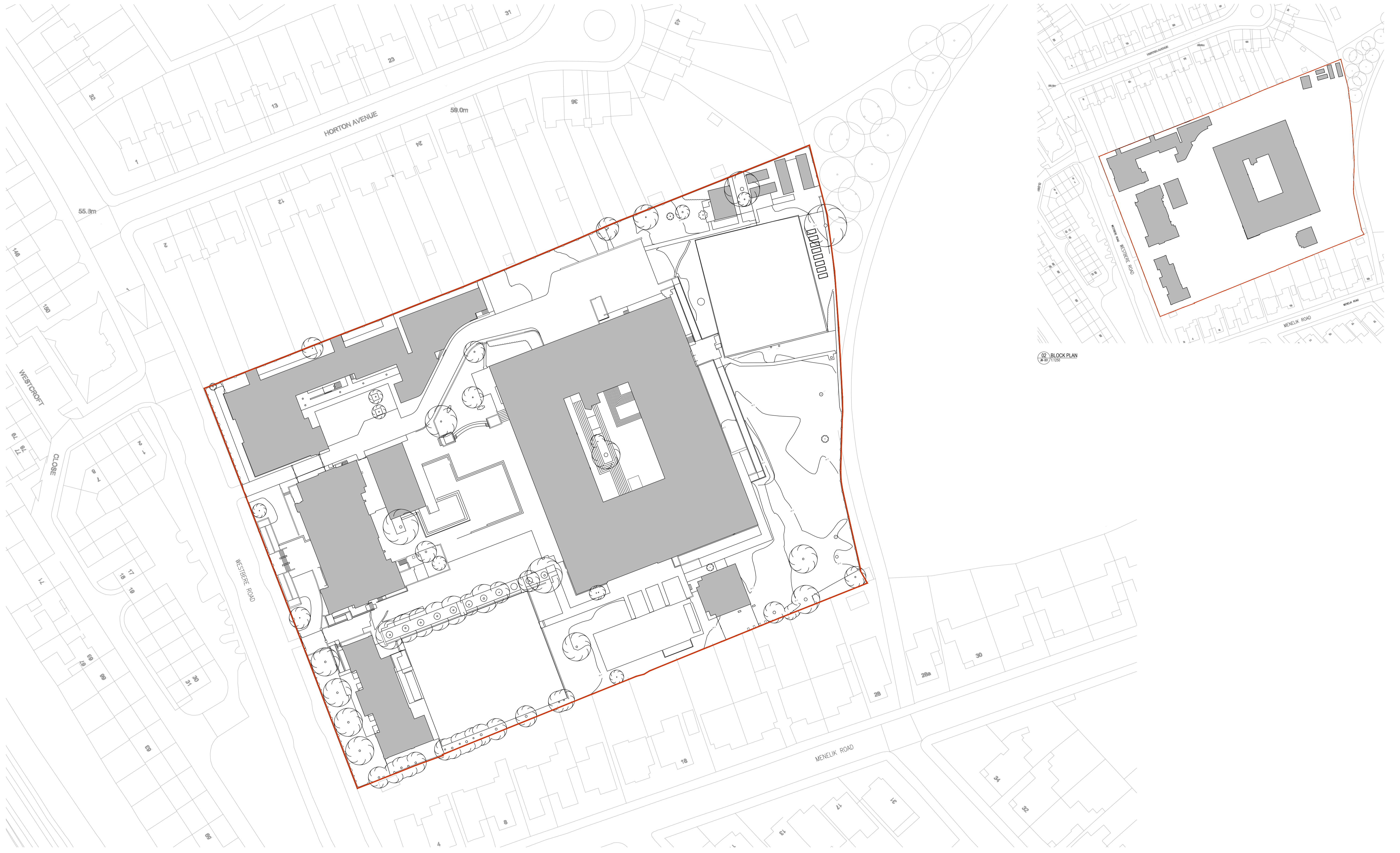
Yours faithfully,



Anna Snow  
**Associate Director**

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01 SITE LOCATION PLAN  
1:500

02 BLOCK PLAN  
1:1000

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

KEY PLAN

NOTES

REV.	DATE	DESCRIPTION	DRN.	CHK.
P01	13.03.15	DRAFT ISSUE FOR PLANNING	TP	BM
P02	18.03.15	ISSUED FOR PLANNING	TP	EM

DRAWING TITLE  
SITE LOCATION PLAN

SCALE 1:500@A1

A1 SHEET

STATUS  
FOR PLANNING

DRAWING NO  
2657-JW-001

CLIENT  
WATES

PROJECT  
HAMPSTEAD SCHOOL

REV  
P02

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