

Address:	Parliament Hill School, William Ellis School & LaSwap Sixth Form Highgate Road London NW5 1RN		1
Application Number:	2014/7683/P	Officer: Gideon Whittingham	
Ward:	Highgate		
Date Received:	12/12/2014		
<p>Proposal: Redevelopment and refurbishment including demolition of buildings along western and southern edge of site, and in between Parliament Hill & William Ellis School, and replacement with 3 storey building along southern boundary (Parliament Hill School); enclose inner courtyard and erect 2 storey extension towards northern boundary (William Ellis School); erection of single storey building located along Highgate Road (LaSwap Sixth Form) along with associated alterations to boundary treatment, new multi-use games areas, hard and soft landscaping throughout sites.</p>			

Background Papers, Supporting Documents and Drawing Numbers:

Sixth Form Centre Noise Impact Assessment (For Planning) - 1005073-REP-TH-20141017-3 (Noise Impact Assessment -), prepared by Hoare Lea Acoustics dated 17/10/2014, LB Camden William Ellis School Noise Impact Assessment (For Planning) - 1005073-REP-TH-20140217-2 (Noise Impact Assessment - William Ellis), prepared by Hoare Lea Acoustics dated 17/02/2014, LB Camden Parliament Hill School Noise Impact Assessment (For Planning) - REP-1005073-TH-20140217-4 (Noise Impact Assessment - Parliament Hill), prepared by Hoare Lea Acoustics dated 17/02/2014, Arboricultural Impact Assessment at Parliament Hill School, prepared by Environmental Services, dated 10th February 2015, Arboricultural Impact Assessment at William Ellis School, prepared by Environmental Services, dated 10th February 2015, Archaeological Desk Based Assessment, prepared by Richard Meager and Maurice Hopper, dated April 2008, Parliament Hill School, William Ellis and Sixth Form Design and Access Statement, prepared by Astudio dated December 2014, L-1151 GAP 01 Revision 06, L-1151-DEEL-001 Revision 03, L-1151-DES-001 Revision 02, L-1151-GAP-01-Landscape Layout – Colour, L-1151-GAS-002 Revision 03, L-1151-PPP 001 Revision 02, L-1151-PRP-01 Revision 02, L-1151-PRP-02 Revision 03, L-1151-PRP-06 Revision 02, Flood Risk Assessment: Parliament Hill and William Ellis Schools, Prepared by Pick Everard dated 18 June 2014, Heritage Statement, prepared by VBUD, dated November 2014, Stage 1: Desktop Study & Walkover Survey - Parliament Hill School, prepared by Constructive Evaluation Limited, dated April 2008, Stage 1: Desktop Study & Walkover Survey - William Ellis School, prepared by Constructive Evaluation Limited, dated April 2008, Planning Statement prepared by VBUD, dated December 2010, Parliament Hill, William Ellis & – Statement of Community Involvement, Transport Statement- Project No. 13-255-01 Rev A, prepared by Odyssey Markides dated December 2014, Sustainability Statement, prepared by Hoare Lea, dated November 2014, BREEAM Pre-Assessment Report - La Swap Building, Parliament Hill School Rev. 1, prepared by Hoare Lea, dated October 2014, BREEAM Pre-Assessment Report - Parliament Hill School Rev. 1, prepared by Hoare Lea, dated August 2014, PERS Audit - Project No. 13-255-03, prepared by Odyssey Markides dated July 2014, CERS Audit - Project No. 13-255-04, prepared by Odyssey Markides dated July 2014, Extended Phase 1 Habitat Survey - Parliament Hill School, prepared by Marishal Thompson Group Arboricultural & Ecological Consultants, dated 29 November 2013, Extended Phase 1 Habitat Survey - William Ellis School, prepared by Marishal Thompson Group Arboricultural & Ecological Consultants, dated 29 November 2013, Bat Presence / Absence Survey - Buildings and Trees at Parliament Hill School, prepared by Environmental Services, dated 8 October 2014, Bat Presence / Absence Survey - Buildings and Trees at William Ellis School, prepared by Environmental Services, dated 1 October 2014, Air Quality Planning Checklist 2014/ 7683/ P - Parliament Hill School, William Ellis School and Sixth Form Application (REP MC 150210 - AQA Planning Report 10.02.15), dated 10 January 2015, Draft Construction Management Plan (Report No.13-255-02 Rev C), prepared by Odyssey Markides dated December 2014,

13-255-101 Rev A - CONSTRUCTION SITE ENTRY AND EXIT- STAGE 1 (SHEET 1 OF 2), 13-255-102 Rev A - CONSTRUCTION SITE ENTRY AND EXIT- STAGE 1 (SHEET 2 OF 2), 13-255-103 - CONSTRUCTION SITE ENTRY AND EXIT- STAGE 2 (SHEET 1 OF 2), 13-255-104 - CONSTRUCTION SITE ENTRY AND EXIT- STAGE 2 (SHEET 2 OF 2), 13-255-105 - PEDESTRIAN FOOTWAY DIVERSION DURING WORKS, Drawing No. 13-255-001 – Site Location, Drawing No. 13-255-004 - HGV Access to site, Drawing No. 08-255-005 - HGV egress from site, Parliament Hill and William Ellis Schools - Daylight and Sunlight Report, prepared by Point Surveyors, dated 24th June 2014, A-WES – PL-X2 EL-XX-GA 0120 REV P, A-WES – PL-X2 EL-XX 0170 REV P, A-WES – PL-X2 PL-00-GA 0161 REV P, A-WES – PL-X2 PL-00-GA 0101 REV P, A-WES – PL-X2 PL-01-GA 0162 REV P, A-WES – PL-X2 PL-01-GA 0102 REV P, A-WES – PL-X2 PL-02-GA 0163 REV P, A-WES – PL-X2 PL-02-GA 0103 REV P, A-WES – PL-X2 PL-B01-GA 0100 REV P, A-WES – PL-X2 PL-B01-GA 0160 REV P, A-WES – PL-X2 PL-RF-GA 0104 REV P, A-WES – PL-X2 PL-RF-GA 0164 REV P, A-WES – PL-X2 SE-AA-GA 0180 REV P, A-WES – PL-X2 SE-XX-GA 0181 REV P, A-PHS – PL-X- PL-00-SI 0612, A-PHS – PL-X- PL-00-SI 0500 REV P, A-PHS – PL-X- PL-00-SI 0501 REV P, A-PHS – PL-X- PL-00-SI 0600 REV P, A-PHS – PL-X- PL-00-SI 0601 REV P, A-PHS – PL-X- PL-00-SI 0610 REV P, A-PHS – PL-X- PL-00-SI 0611 REV P, A-PHS – PL-X- PL-00-SI 0612 REV P, A-PHS – PL-X- PL-00-SI 0613 REV P, A-PHS – PL-X- PL-00-SI 0614 REV P, A-PHS – PL-X- EL-XX-GA 0120 REV P, A-PHS – PL-X- EL-XX-GA 0121 REV P, A-PHS – PL-X1- SE-XX-GA 0180 REV P, A-PHS – PL-X1- SE-XX-GA 0181 REV P, A-PHS – PL-X1- SE-XX-GA 0182 REV P, A-PHS – PL-X1- SE-XX-GA 0183 REV P, A-LAS – PL-X1- EL-XX-GA 0172 REV P, A-LAS – PL-X1- PL-00-GA 0165 REV P, A-LAS – PL-X1- PL-00-GA 0166 REV P, PL-X1- SE-XX-GA 0185 REV P (LAS PROPOSED SECTION), A-PHS – PL-X1- EL-XX-GA 0170 REV P, A-PHS – PL-X1- EL-XX-GA 0171 REV P, PHS A GA-PL-00-0100 REV P, PHS A GA-PL-01-0101 REV P, PHS A GA-PL-02-0102 REV P, PHS A GA-PL-03-0103 REV P, PHS A GA-PL-04-0104 REV P, A-PHS – PL-X1- PL-00-GA 0161 REV P, A-PHS – PL-X1- PL-01-GA 0162 REV P, A-PHS – PL-X1- PL-02-GA 0163 REV P, A-PHS – PL-X1- PL-RF-GA 0164 REV P, A-PHS – PL-X1- PL-B01-GA 0160 REV P.

RECOMMENDATION SUMMARY: Grant Planning Permission subject to conditions and a Section 106 Legal Agreement

Applicant:	Agent:
Mrs Avril Rogers LB of Camden Town Hall Judd Street London WC1H 9JE	VBUD Unit 2.1 2-6 Northburgh Street London EC1V 0AY

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing		<u>D1 Non-Residential Institution</u>	
		Parliament Hill School William Ellis School	12,657m ² 8,093m ²
Proposed		<u>D1 Non-Residential Institution</u>	
		Parliament Hill School	13,779m ²
		William Ellis School LaSWAP	8,437m ² 966m ²

Vehicular Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	70	6
Proposed	70	6

Cycle Parking Details:	
	Parking Spaces (General)
Existing	40
Proposed	242

OFFICERS' REPORT

Reason for Referral to Committee: The application is being reported to the Committee as it is a Major development which involves the construction of more than 1000sqm of non-residential floorspace [Clause 3(i)]

This application is the subject of a Planning Performance Agreement (PPA).

1. SITE

- 1.1 The application relates to the Parliament Hill and William Ellis schools located on the west side of Highgate Road. The schools comprise several buildings of various forms throughout the site. Parliament Hill is 2.5Ha in size, whilst William Ellis is 1 Ha, totalling 3.5Ha.
- 1.2 The schools are located within the Dartmouth Park Conservation Area and Hampstead and Highgate Ridge Area of Special Character. The school sites, including the their grounds and the grade II listed La Sainte Union Des Sacrés Coeurs School forms sub area 10 'schools' of the conservation area. Neither Parliament Hill School, nor William Ellis School, is designated as a listed building. They are, however, a recognised part of the special character of the Dartmouth Park Conservation Area as such both schools sites are highlighted as making a positive contribution to the character and appearance of the of the Conservation Area within the 2009 Statement however close examination of the individual buildings on the site confirms that only the main building on site, the Edwardian Morant building, is of architectural and historic interest. . The timber fence along Parliament Hill School's frontage is highlighted in the CA statement as a negative feature for restricting views through to the building.
- 1.3 The Parliament Hill School building is described in the CA Statement as an imposing three-storey building in red brick with white stone dressings in Edwardian Baroque design with giant portico and pilasters and pediment with high hipped roofs in the Queen Anne revival style. This is offset by the inclusion of chimneys and symmetrical wings all representing the neo-classical approach of the early C20.
- 1.4 The Parliament Hill School playing fields to the west of the main buildings (rear), bounding Hampstead Heath, are designated as private open space and Metropolitan Open Land (MOL). No trees on the site are subject to statutory protection by Tree Preservation Order, but the trees are within the conservation area and are therefore protected. The site is not located within an Archaeological Priority Zone as defined in the Borough's Unitary Development Plan Proposals Map.

The Surroundings

- 1.5 The topography of the site rises northwards, towards Highgate to the east and Hampstead to the west and falls to the south. The site is located to the south east of Hampstead Heath and west of Highgate Road. It is approximately 200m north of Gospel Oak station.
- 1.6 The wider area to the north east, east, south and south west is more densely developed, south, and adjacent to the railway lines at Gospel Oak and the mainline to Kings Cross / St Pancras station.
- 1.7 Highgate Road to the east of the site is lined with mature trees that provide a visual break between the predominantly residential townscape to the east and the schools' site. A remnant of the common land survives either side of the road just to the south of the site is fronting Grove Terrace and Grove End, as well as the pocket of open land directly opposite on the west side of Highgate Road protected under the London Squares Preservation Act, 1931. Grove Terrace located to the south east of the site, on the opposite side of Highgate Road, are all listed, predominantly grade II*. No.175 is also a nearby grade II listed detached building.
- 1.8 Clevedon, Parliament and Lissenden Mansions on Lissenden Gardens are located to the south of the site comprising 4 and 5 storey apartment buildings, buffered from the school by a tree lined boundary.
- 1.9 The area to the north, north west and south west of the site is the largely undeveloped park land of Hampstead Heath and Highgate Ponds. This area does however contain large areas given over to formal recreation and includes the Parliament Hill Fields cricket ground, athletics track, Health Life Education Centre swimming pool, tennis courts and bowling green.
- 1.10 The entire Heath is designated as Metropolitan Open Land, Public Open Space and a Metropolitan Site of Nature Conservation Importance (by English Nature).

2. THE PROPOSAL

Original

2.1 *Proposal*

- 2.2 The application seeks to repair, remodel and rebuild facilities provided at Parliament Hill and William Ellis Schools to enhance and extend the educational provision as follows:.

Parliament Hill School:

- The erection of a part 2 part 3 storey extension [67m in length x 25m in width x 12m in height], running east west along the southern edge of the site, known as the 'Ribbon building'. The flat topped building would be clad in standing

seam copper. The 3 storey element (along the southern edge of the site) would rise 12.9m in height, whilst the 2 storey element (facing north towards the Morant building) would rise 9.4m in height. The Sports Hall within forms the bookend to the Highgate Road elevation and is proposed to be clad in grey render and a green wall. The Ribbon building would provide 7300m² of additional floorspace for education rooms at ground, first and second floor levels associated with Parliament Hill School.

- This element would require the demolition of the gym building, drama block, Morant building link, the courtyard canopy (all along the southern edge of the site) and the Heath building along the western edge of the site towards the Heath.
- The erection of a dining block [27m in length x 22m in width x 5.2m in height] set to the west (rear) of the Morant Building. This element will require the demolition of the main hall and octagonal building currently in situ. To the rear would be 2 x Multi-Use Games Areas (MUGA) [37m x 18.5m].

William Ellis School:

- The erection of a 2 storey extension [22.7m in length x 10.7m in width x 9m in height] running south-east to north-west along the northern edge of the site. The flat topped extension would be clad in brown brindle brickwork and provide 419m² of additional floorspace for education rooms at ground and first floor level solely associated with William Ellis School. The internal head height at each floor would exceed 3.2m. This element would require the demolition of an external store currently in situ.
- Enclose the western central courtyard with multi-coloured glazing panels. Mounted with timber and steel, the roof would sit at 10.9m in height, connecting with the adjacent roofs surrounding the courtyard. The enclosed area of 118m² would continue to be used as a courtyard and provide access to the first floor. This element would require the demolition of the existing single storey courtyard extension currently in situ.

LaSWAP Sixth Form:

- The erection of a single storey building [31m in length x 29m in width x 4.4m in height] located 13m in front of the Performing Arts Block and 7m from the Highgate Road boundary. The flat topped building would be clad in dark grey Fibre-cement panels with a green wall to the south and east facades and a green roof. The building would provide 892m² of education floorspace, solely associated with LaSWAP Sixth Form. The internal head height would be 3.2m. This element would replace tennis courts currently in situ along the boundary with Highgate Road.

Revisions

- 2.3 Updates have been requested for to supplementary documents relating to the Bat Survey, Construction Management Plan (including construction phasing), Air Quality Assessment and Arboricultural Assessment.

3. RELEVANT HISTORY

Parliament Hill School:

- 3.1 **2014/2200/P** - Request for Environmental Impact Assessment (EIA) Screening Opinion for sites redevelopment including demolition for replacement buildings (Class D1). Due to the proposed size, scale and nature of the proposal and the characteristics of the surrounding area, it was considered that the scheme would not constitute a 'major development' of more than local importance, be within a 'environmentally sensitive location' or 'create any unusual or hazardous effects' pursuant to the selection criteria of Schedule 3 of the EIA 2011 regulations. As such, though the development was, by definition, Schedule 2 development, it was not considered to be EIA development as defined by Regulation 2(1) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2001 no. 1824). EIA not required 7/05/2014.
- 3.2 **2011/5763/P** - Replacement of the existing fence along the rear (south-west) boundary abutting Hampstead Heath with a 3m high weldmesh fence and double gates in connection with Parliament Hill School (Class D1). Granted 16/01/2012
- 3.3 **2004/1935/P** - The erection of a new 3-storey extension at the north-east corner of the existing school buildings to provide additional teaching accommodation. Granted 13/07/2004
- 3.4 **2003/1525/P** - Relocation of car parking and introduction of cycle parking to front, and associated creation of new accessway, the erection of a single storey school building within the courtyard, at lower ground floor level, with covered walkway and associated soft landscaping and seating areas, and the erection of a lift to the front elevation of existing English Block. Granted 04/02/2004.
- 3.5 **9301344** - The erection of a single storey mobile classroom. Granted 31/03/1994

William Ellis School:

- 3.6 **2014/5603/P** - Demolition of existing steps and ramp to main entrance and construction of new steps and ramp. Granted 23/10/2014
- 3.7 **2013/2373/P** - Installation of 117 x solar panels onto 2 flat roofs of the school building (Class D1). Granted 24/05/2013
- 3.8 **2009/0288/P** - Temporary use of school playground as a farmers market (sui generis) between 10.00 - 14.00 on Saturday of each week. Granted 29/07/2010

- 3.9 **PEX0200620** - Demolition of part of the existing gymnasium and adjacent boundary wall and construction of new sports hall and sport storage room. Granted 14/10/2002.
- 3.10 **PEX0200270** - Erection of a first floor extension and installation of new dormer windows at roof level plus alterations to roof profile in connection with provision of additional classroom space. Granted 21/05/2002.
- 3.11 **PEX0200259** - Erection of an L-shaped two-storey teaching block within the existing internal courtyard in connection with additional classroom space. Granted 18/06/2002
- 3.12 **PE9800863** - The erection of roof extension to west wing to accommodate extra teaching space (an art room). The proposed extension entails alterations to the existing roof, including the hipped end to the north, the provision of dormers in the west-facing roofslope and of an extended dormer facing the courtyard to the east. Granted 10/05/1999
- 3.13 **PE9700069** - The erection of a new building in an internal courtyard, for use as a language laboratory. Granted 13/05/1997
- 3.14 **9501693** - The erection of a new store in the east courtyard of the school under the overhang of a first-floor extension. Granted 26/01/1996
- 3.15 **9301416** - The erection of 6 floodlighting poles each 4.87 m high on the School sports pitch. Granted 04/03/1994
- 3.16 **8903443** - Erection of a two-storey addition to west wing to provide additional accommodation for educational use. Granted 06/12/1989

4. **CONSULTATIONS**

Consultees

- 4.1 **Thames Water**, with regard to water and sewerage infrastructure capacity, would not have any objection to the above planning application.
- 4.2 **The Metropolitan Police** would not have any objection to the above planning application
- 4.3 **Transport for London** raised comment:
- Queried cycle and vehicular parking provision
 - Permission should secure travel plans, service management plan, construction management plan
- 4.4 **The Environment Agency** raised comment:
- Suggested suitable conditions for SUDS and drainage

Ward Councillors

- 4.5 **Councillor Berry** – Supports the majority of the proposal but raises concern to:
- LaSWAP - Development on historical green space, in appropriate design and impact on heritage
 - Ribbon building - Obstructing light and views for surrounding residents, overshadowing and creating a sense of enclosure, Carbon reduction policies not followed due to the demolition rather than retention and refurbish building, the existing Heath Building has not been fully explored.
 - Air quality as a result of construction and within proposed buildings
 - Would welcome alternative proposals
- 4.6 **Councillor Lewis** - wholeheartedly supports the proposal, a welcome addition to the facilities available.

Conservation Area Advisory Committee

- 4.7 The **Dartmouth CAAC** objected:
- Proximity to mansion buildings risks amenity, open nature and positive contribution.
 - Gain of sixth building not significant enough to outweigh/allow green corridor development
- 4.8 The **Mansfield CAAC**, the **Highgate Society** and the **Greater London Authority** were notified. To date no response has been received.

Local Groups

- 4.9 **Lissenden Gardens Tenants Association** (26 Lissenden Mansions) raised objection:
- Design and layout of buildings and landscaping
 - Proximity to Clevedon Mansion
 - Privacy
 - Loss of light
 - Outlook
 - Noise and Light disturbance
 - Harm to community space in Lissenden Gardens
- 4.10 **Grove Terrace Association** raised objection:
- The proposed location of the La Swap (LAS) building would:
 - a) Have a detrimental impact on historic views up Highgate Road;
 - b) Cause substantial harm to the character of the Dartmouth Park Conservation Area;
 - c) Cause substantial harm to the setting of the Grade II* listed Grove Terrace;and

d) Violate recent government advice against building schools close to main roads with high emissions.

- The developer's options appraisal in respect of the location of the LAS building is self-serving, one-sided, incomplete, inaccurate and fatally flawed
- Concern of air quality
- The proposed design and materials for the Sports Hall are inappropriate and not sympathetic to their context
- The amount of car parking proposed for PHS is excessive.
- Ribbon Building: The scale, massing and location inappropriate.
- WES building: The proposed design is inappropriate and not sympathetic to its context
- Construction Management Plan is insufficient and incomplete

Adjoining Occupiers

4.11 Multiple site notices were erected on the 19/12/2014 until 09/01/2015.
A press notice was placed in the Ham & High on the 24/12/2014 until 14/01/2015.
A total of 906 letters were sent on the 17/12/2014.

4.12 A re-notification process took place due to concerns associated with the holiday period. Multiple site notices were again erected on 08/01/2015 until 31/01/2015 and 906 letters were again sent on the 06/01/2015 allowing a further 21 day for comment.

	1 st Notification round	2 nd Notification round
<i>Number of letters sent</i>	906	906
<i>Number in support</i>	8	8 (total)
<i>Number of objections</i>	79	79 (total)

4.13 8 letters of support have been received from the occupiers of 5 Grove Terrace, 39 Lissenden Mansions, 24 Twisden Road, Cressy Road, 7 and 37 Dartmouth Park Road and unnamed address x 2, commenting:

- Support for the provision of improved and much needed educational facilities for the community and students
- Sensitive to the impact of the immediate environment
- For greater good of residents
- Utilise funding

4.14 32 individual letters of objection have been received from the occupiers of 4 Grove Terrace, 13 Grove Terrace x 2, 15 Grove Terrace, 11 Grove Terrace, 21 Grove Terrace, 24 Grove Terrace, 26 Grove Terrace, 15 Parliament Hill Mansions, 47 Lissenden Mansions x 2, 54 Parliament Hill Mansions, 66 Parliament Hill Mansions, 85 Parliament Hill Mansions, 34 Clevedon Mansions, 40A Clevedon Mansions, 38 Clevedon Mansions, 45 Clevedon Mansions, 50B Clevedon Mansions, 1A Woodsome Road, 14 Woodsome Road, 1 Hillside, 13 College Lane, 7

Ravenswood Road, 20A Boscastle Road, 8 Lamble Street, 170 Highgate Road x 5 and an unnamed address commenting:

- Lack and process of community engagement prior to submission
- Scale, massing and design of all new buildings and extensions
- All new buildings and extensions unsympathetic to character of site and context of conservation area
- Inappropriate materials proposed for all new buildings
- Overly dominant size of all new buildings and extensions and Ribbon building
- Loss of sunlight/daylight as a result of Ribbon building
- Loss of privacy as a result of Ribbon building
- Loss of outlook as a result of Ribbon building
- Pedestrian access and proximity to bus stop – congestion and safety concern
- Loss of mature trees
- Amenity harm: light pollution, noise as a result of use and proximity,
- Noise nuisance/air quality concern as a result of the construction process
- Inadequate information provided as part of the CMP
- Inadequate information provided as part of the Transport Statement
- Inadequate information provided as part of the Bat survey
- Unsustainable development
- Sustainable value disputed (demolition of Heath building)
- Location of LaSWAP wholly inappropriate
- MUGA should be in place of tennis courts instead of LaSWAP
- Car park enlarged – should be car-free
- Removal of timber boundary along Highgate Road
- Reduce house prices
- Harm setting of adjacent Listed buildings
- Concern of air quality within buildings
- Works will increase student capacity and numbers
- Significant detriment to residential accommodation on Lissenden Gardens and vulnerable occupiers

4.15 47 objection letters (based on a template) have been received from the occupiers of 100 Parliament Hill Mansions x 2, 98 Parliament Hill Mansions, 96 Parliament Hill Mansions, 95 Parliament Hill Mansions x 2, 94 Parliament Hill Mansions, 93 Parliament Hill Mansions x 3, 92 Parliament Hill Mansions, 90A Parliament Hill Mansions, 90B Parliament Hill Mansions, 89 Parliament Hill Mansions, 88 Parliament Hill Mansions, 87 Parliament Hill Mansions, 99 Lissenden Mansions, 75A Lissenden Mansions, 74 Lissenden Mansions, 73 Lissenden Mansions, 68 Lissenden Mansions, 66 Lissenden Mansions, 60 Lissenden Mansions, 58 Lissenden Mansions, 57 Lissenden Mansions, 54 Lissenden Mansions, 51 Lissenden Mansions, 46 Lissenden Mansions, 45A Lissenden Mansions, 44A Lissenden Mansions, 42 Lissenden Mansions, 40 Lissenden Mansions, 17 Lissenden Mansions, 16 Lissenden Mansions, 14 Lissenden Mansions, 12 Lissenden Mansions, 11 Lissenden Mansions, 22A Lissenden Mansions, 20A Lissenden Mansions, 2 Lissenden Mansions, 1 Lissenden Mansions, 1 Lissenden

Mansions, The House, Lissenden Gardens, 38 Clevedon Mansions, 37 Clevedon Mansions, 34 Clevedon Mansions and 26 Clevedon Mansions commenting:

- Design and layout of buildings and landscaping
- Proximity to Clevedon Mansion
- Privacy
- Loss of light
- Outlook
- Noise and Light disturbance
- Harm to community space in Lissenden Gardens

5. **POLICIES**

5.1 **National and London wide policies and guidance**

National Planning Policy Framework 2012

National Planning Policy Guidance 2014

London Plan 2011

Revised Early Minor Alterations (REMA) to the London Plan 2013

Mayor's Supplementary Planning Guidance

5.2 **LDF Core Strategy and Development Policies**

CS1 Distribution of growth

CS3 Other highly accessible areas

CS5 Managing the impact of growth and development

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 Improving Camden's health and well-being

CS17 Making Camden a safer place

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

DP15 Community and leisure uses

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP20 Movement of goods and materials

DP21 Development connecting to the highway network

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

DP29 Improving access
DP31 Provision of, and improvements to, open space, sport and recreation
DP32 Air quality and Camden's Clear Zone

5.3 **Other Planning Policies / Guidance**

Camden Planning Guidance (CPG) 2011 – CPG 6, 7 and 8

Camden Planning Guidance (CPG) 2013 – CPG 1 and 5

The Dartmouth Park conservation area appraisal and management strategy (2009)

6. **ASSESSMENT**

6.1 The principal considerations material to the determination of this application are summarised as follows:

- Land Use;
- Design and Conservation;
- Impact on Metropolitan Open Land (MOL);
- Trees and Ecology;
- Impact on neighbour amenities;
- Impact on traffic and parking conditions
- Sustainability, energy strategy and air quality
- Employment, training and procurement

Background

6.2 The site is wholly in use for education purposes, serving two secondary schools and a sixth form (Class D1) for a combined number of 2,115 pupils and 270 staff. The uses within the new buildings would continue to operate as Class D1 ancillary accommodation and retain capacity for 2,115 pupils.

6.3 The application is the result of extensive pre-application discussions and negotiations with Children School and Families (CSF) since March 2014, and the scheme has evolved in response to officers' comments. As part of that process, the applicants held their own exhibition locally during the summer and autumn months of 2014 and the Council held a Development Management Forum on 19th November 2014 to present the scheme to the public.

6.4 Parliament Hill and William Ellis Schools currently consist of outmoded and, in some circumstances, life-expired facilities striving to meet the changing needs of the curriculum. Both schools are under-sized when compared to government guidelines, and are unable to provide the recommended number and size of teaching spaces – particularly for practical subjects such as science, music, food technology and physical education. LaSWAP lacks a dedicated teaching space adding pressure on the shared facilities within each school.

6.5 The need for repairs, remodelling and rebuilding to enhance and extend the facilities provided is a longstanding priority for Camden Council. The proposal is

funded by Camden's Community Investment Programme (CIP), following the cancellation of the Schools for the Future programme in 2010.6.6 The proposed redevelopment of Parliament Hill and William Ellis Schools offers an important and significant opportunity to provide state of the art facilities, particularly addressing shortcomings, such as science labs, music and performance spaces, food technology, sports hall and physical education studios, within new energy efficient learning spaces for students and teachers alike.

6.6 The redevelopment of the site (provision of the Ribbon and LaSWAP building amongst others) would reduce costs for each school, as well as develop the extended school and college's offer, specifically:

- Improve student management at both school sites. Sixth form students would need less frequent access to Parliament Hill & William Ellis schools as they would predominantly be based in the sixth form building. This would reduce congestion around the school sites, and reduce the numbers of students congregating at each school entrance;
- Provide a purpose built sixth-form centre with high quality facilities communicates high expectations and high aspirations for its students and teachers alike.
- Provide a communal space suitable for daily sixth form use and the potential for timetabled use by the wider community.
- Provide a modern sport centre for the school and students to use
- Facilitate greater efficiency through centralised administrative and support space for each school and college;
- Improve spaces for personal and collaborative study for the schools, shared sixth form and wider La Swap community
- Improve curriculum provision as a result of facilities now provided/available

6.7 Maximising land use is a key component of the policy context, without the improvements proposed for the sites, as well as a dedicated LaSWAP facility, there is a risk that the educational offer at Parliament Hill and William Ellis Schools would be restricted in the following ways:

- Sixth form students at Parliament Hill and William Ellis would continue to use timetabled study spaces within the main secondary schools on the site - an arrangement which both schools regard as inadequate for provision of a competitive sixth form curriculum;
- Decline in courses offer resulting from reduced numbers in the sixth-form as students move to institutions with better provision;
- Lack of dedicated sixth form teaching spaces would result in continued timetabling pressure on the educational curriculum of other year groups, within the secondary schools; this new space frees space in the schools enabling larger teaching spaces necessary to meet the needs of the evolving curriculum 11 to 16.

6.8 The operation of LaSWAP is such that it is staffed and attended by those from Parliament Hill or William Ellis, therefore it is critical the new facility is located on

site. It would facilitate the co-location of services between existing and well integrated schools and a college, whilst extending the multiple uses of educational and recreational facilities for the community, ensuring Camden residents benefit directly as a result. Alternative locations for LaSWAP, at another Camden school site, namely Acland Burghley would be highly problematic considering the significant educational provision on site by Parliament Hill and William Ellis for the LaSWAP college, and the impact on timetables as a result of the distances required for travel by students and staff.

- 6.9 Failure to progress in this instance would result in a significant funding risk and would jeopardise the delivery of the other elements of the scheme and the objectives of the educational provision.

Land Use

- 6.10 In accordance with paragraph 72 of the NPPF, the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education and where relevant give great weight to the need to create, expand or alter schools.
- 6.11 London Plan policy 3.16 strongly supports development proposals that provide high quality social infrastructure will be supported in light of local and strategic needs assessments.
- 6.12 Policy 3.18 supports development proposals which enhance education and skills provision, including new build, expansion of existing facilities or changes of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged.
- 6.13 Policy 3.18 continues on to specify proposals for new schools should be given positive consideration and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the appropriate use of planning conditions or obligations. In addition, development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged. The policy also seeks the co-location of services between schools and colleges and other provision and should be encouraged in order to maximise land use, reduce costs and develop the extended school or college's offer.
- 6.14 Camden LDF policy CS10 requires educational services, facilities and infrastructure are provided for Camden's communities. Camden will support the retention and enhancement of existing community, leisure and cultural facilities; and enable the efficient use of community facilities and the provision of multipurpose community

facilities that can provide a range of services to the community at a single, accessible location.

- 6.15 Policy CS5 seeks to manage the impact of growth and development in Camden, ensuring (b) development provides infrastructure and facilities needed to support Camden's population, (d) protects and enhances the Borough's environment and heritage and (f) development contributes toward strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities.
- 6.16 Policy DP15 (Community and leisure uses) seeks to meet demand in the Borough for these facilities and will protect existing community facilities. New community and leisure uses must be (g) close or accessible to the community they serve and (h) accessible by a range of transport modes, in particular walking, cycling and public transport. New community facilities must be provided in buildings which are flexible and sited to maximise the shared use of premises.
- 6.17 Having regard to the forgoing, the redevelopment of the school is strongly supported by national, regional and local policy on Educational facilities.

Design and Conservation

- 6.18 As the site is within a designated Conservation Area, the Council has a statutory duty to assess whether the development preserves or enhances the character and appearance of the conservation area. To this end, the impact of the following is important:
 - 1. Setting of Hampstead Heath including building upon MOL and private open space
 - 2. Impact on the character and appearance of Dartmouth Park Conservation area having particular regard to:
 - a) Sub area 10
 - b) Sub area 1

Demolition

- 6.19 The proposal would result in the demolition of the gym building, drama block, Morant link building, main hall, the courtyard canopy (all along the southern edge of the site), the octagonal building and the Heath Building located within Parliament Hill school and the external store and single storey courtyard extension within the William Ellis School.
- 6.20 Whilst the school sites are highlighted as making a positive contribution (primarily due to the Morant building), the buildings which are to be demolished are considered to have limited architectural or historic interest and their replacement would not harm the character and appearance of the area subject to suitable replacements.

Impact on character and appearance of sub area 10 of the Dartmouth Park Conservation Area

- 6.21 The schools buildings on the site have inevitably changed over time. Both schools affected by the development directly, and to a lesser La Sainte Union, show extensive change has taken place within the grounds. As such the current site is formed of piecemeal development comprising various ages and style of buildings.

Parliament Hill School

- 6.22 The Parliament Hill School site has no single style which dominates the architecture. There is no formal structure to the buildings or the open spaces around them. The overriding characteristic is one of diverse and vibrant activity marked by a series of buildings and spaces of different periods and functions set within a landscape dominated by mature trees.
- 6.23 The change to the existing arrangement would be significant; however it would allow for a more comprehensive and coherent response to the adhoc arrangement of school buildings. The scale and size of the development is commensurate with the site and would not over dominate the imposing mass of the main building on site, the Edwardian Morant building, which will continue to act as a visual anchor for the diverse and sometimes disparate additions.
- 6.24 The height of the proposed two storey Ribbon extension would be set (terminating height) lower than the existing main school building. The new build accommodation has been strategically located to minimise the impact on the existing trees and improve the variety of external spaces for the school, representing a subordinate and sympathetic approach to the nature of the site whilst remaining screened by existing trees.
- 6.25 The layout of the proposed buildings are informed by the site plan and construction/phasing constraints, as well as the school's relationship with the Heath and surrounding green spaces. The new buildings are orientated north/south, maximising the potential for natural daylight and ventilation.
- 6.26 Moreover the existing building is currently positioned north to south along the western boundary to the site providing a long façade facing the MOL and Heath. The Ribbon building would be turned 90 degrees affording only the narrow width of the block in views to and from the heath. This would allow views of the rear of the Morant building from the Heath which is a benefit. As such the proposed Ribbon building would reduce the perception of development from the public vantage points compared with the existing building.
- 6.27 There would be an overall increase in built development across the site. The applicant's heritage statement acknowledges that the LaSWAP cumulative impact of all new development, including the sixth form block, would have harmful impact upon sub area 10 by primarily increasing the footprint of built development around

the original school buildings and thereby unduly affecting the ability to appreciate and recognise the setting of the school group.

- 6.28 However the rationalising of the development and its more sensitive orientation with regard the heath is considered to improve the existing arrangement. Consequently the Ribbon building enhances both the character and appearance of the conservation area and the setting of the heath.
- 6.29 The proposed materiality of the Ribbon building reflects the use of copper used for the existing performing arts building but rather than using pre-patinated copper it is proposed to use copper in its natural state which will weather to a dull brown colour with a matt finish which would be sympathetic to the surrounding red and brown brick buildings whilst still retaining a contemporary feel to the new building.
- 6.30 The significant green roof element would allow the building to merge into the openness when viewed from the surrounding Parliament Hill and improve the biodiversity offer for the whole site (refer to landscape section below).

William Ellis

- 6.31 The William Ellis site is already built to near capacity. There is no formal structure to the buildings or the open spaces around them. The removal of the existing buildings/structures on the site will make room for new buildings which, in their form and mass is similar to what now exists. The preservation of the school playing fields and the existing trees to the west will mean that the majority of the setting of the schools is unchanged. The character and appearance of the school, whilst somewhat changed, will not be harmed by the new development.
- 6.32 The courtyard is to be covered by a modern form of glass and timber freestanding canopy which would sit at the height of the existing main Hall. The resulting space would be a unification of the various buildings with a simple and clean alteration without harm to the character of the main building.

LaSWAP (sixth form block fronting Highgate Road)

- 6.33 The proposed LaSWAP building would be erected on an area of open space between the main buildings and Highgate Road. The main buildings of Parliament Hill and William Ellis School are significantly set back from Highgate Road allowing the area in question to form part of the green chain, which links the designated open spaces north and south to provide a semi-rural and natural feel to the environment.
- 6.34 The area of open space fronting Parliament Hill School is considered to form part of a significant contribution to the setting of the remnant of open fields and meadows around central London before the high road was constructed and development arrived in the 18th Century as well as, to a lesser extent, the heath.

- 6.35 The site is not specifically designated; this is not considered, in itself any reflection as to its value within the Conservation Area. However the openness of the site, as well as its function, helps define the character and appearance of the immediate surroundings and wider Conservation Area. The area in question forms part of the green chain which allows the designated opens spaces north and south to provide a semi-rural and natural feel to the environment and formed the set back position of the built development along the west side of Highgate Road from Gordon House road to the Heath.
- 6.36 The Dartmouth Park CAAMS states that “North of the railway bridge on the east, and from the junction with Gordon House Road on the west the character of Highgate Road changes as it opens to a wide tree-lined section with formal public gardens to the west, a wide strip of green to the east and buildings set some distance back. This expanse of grass on either side is a crucial visual feature as well as an important lung within the conservation area.
- 6.37 In this regard the principle of development of the sixth form block in front of the school would:
- project beyond the established building line
 - be built on the ‘expanse of grass’ which forms part of the important remnant of open fields
- 6.38 The resultant harm is considered to be locally significant but would constitute less than substantial harm to the character and appearance of the conservation area as a whole under the terms of the NPPF because it should be acknowledged that the proposed new 6th form centre will be:
- a single storey building set back from the Highgate Road by around 7m.
 - It will also be built on the site of disused tennis courts belonging to Parliament Hill School.
 - The building would also have, in part, a ‘green wall’ façade that will further reduce the impact of the new building.
 - Importantly the mature trees fronting on to the Highgate Road within the site are to be retained.
 - The building is massed as much as possible to as not to sit in from the Morant building and therefore limits its impact of views looking upon this building, including westwards along Woodsome Road.
- 6.39 Within this context, the proposed scheme has sought to provide a high quality and contemporary set of buildings, providing both visually appropriate and functional buildings of an increased volume and modern form.

Conclusion

- 6.40 The NPPF requires harm to be measured against the impact on the conservation area ‘as a whole’. In this regard the scheme is considered to result in ‘less than substantial’ harm to the conservation area as a whole.

- 6.41 As discussed above, it is recognised that the proposed scheme will provide a high quality, modern and fully functional educational facility which is currently lacking, that it would replace and consolidate a number of buildings on the site which have a similar footprint and urban presence, and that its form, design, in particular the opening up of the rear of the site adjacent to the Heath/Parliament fields, and landscape reflect characteristics of the adjoining open space.
- 6.42 In respect of the defined 'less than substantial harm' that would result from the proposed LaSWAP building, the NPPF also allows that identified harm to heritage assets be weighed against public benefit that may result from development. The public benefits of the school project are detailed in paras 6.4 to 6.10, summarized below:
- Improve education and skills provision/curriculum provision by virtue of:
 - a) Providing a purpose built modern sixth-form centre with high quality facilities improving the college's offer, including state of the art teaching and communal spaces
 - b) Providing a purpose built extension to Parliament Hill with high quality facilities improving the schools offer, particularly addressing shortcomings such as science labs, music and performance spaces, food technology, sports hall and physical education studios, within new energy efficient learning spaces for students and teachers alike
 - c) Providing a purpose built modern extension at William Ellis with high quality facilities improving the schools offer, particularly addressing shortcomings such as including drama, food technology and music spaces.
 - Maximise and extend the existing educational land use, enabling the efficient use of facilities and operations at a single location, thereby reducing expenditure for each school
 - Providing state of the art sporting/leisure facilities and fully accessible communal spaces for use by the wider community
- 6.43 The applicant has also demonstrated that alternative options for the location of the school building are not practicable. Having regard to the care that was taken in the design of the building combined with significant public benefits, officers take the view that this outweighs the 'less than substantial harm' to the openness and green character of this part of the Conservation Area.

Impact on Metropolitan Open Land (MOL)

- 6.44 As set out in the 'Surroundings' section, the site is bound by Hampstead heath to the north and west. The entire Heath is designated as Metropolitan Open Land,

Public Open Space and a Metropolitan Site of Nature Conservation Importance (by English Nature). The playing field to the rear (west) of Parliament Hill School) is also designated as private open space and MOL.

- 6.45 The works which will impact on the heath and public open space to the west of the site principally include the Ribbon building extension to Parliament Hill School.
- 6.46 Policy CS15 deals with Metropolitan Open Land (MOL) and states that Camden will 'protect open spaces designated in the open space schedule including our MOL'. Its accompanying paragraph 15.7 refers to London Plan policy 3D.10 and Planning Policy Guidance (PPG) 2 on Green Belts for further guidance. The revised London Plan 2011 policy 7.17 confirms that MOL has the same level of protection as Green Belt, and there is a presumption against inappropriate development. PPG2 has since been replaced by NPPF section 9 on Green Belts.
- 6.47 The fundamental aim of PPG2, repeated in the NPPF, is to prevent urban sprawl and protect the openness of Green Belt from urban sprawl, and there is a general presumption against inappropriate development' which by definition is harmful to Green Belt/MOL. Both PPG2 and NPPF gave guidance and criteria against which to test what form of development was deemed appropriate. The NPPF has altered and simplified the wording and states local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are (amongst others):
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- 6.48 The area to the rear of Parliament Hill School designated as MOL is approximately 6,073m². Approximately 13% of this area which forms the existing Parliament Hill playfields would be built upon to provide part of a MUGA and informal games court (totalling 807m²). Camden open space policy CS15 allows for limited extension on designated open space if it is necessary and limited to the existing function of the site. In this instance, the encroachment of built development on the playing fields is considered entirely appropriate and in line with policy in this regard.

Setting

- 6.49 Policy CS15 also seeks to protect views from Hampstead Heath and views across the Heath and its surrounding area.
- 6.50 The existing building is currently positioned north to south along the western boundary to the site providing a long façade facing the MOL and Heath. The Ribbon building would be turned 90 degrees affording only the narrow width of the block in views to and from the heath. The public views of the new Ribbon extension will be largely seen from above (due to the topography of Parliament Hill) allowing

the significant green roof of the building to be a visible feature which adds the enjoyment, setting and openness of the open space. This would thereby allow the school grounds, the new development and the heath to merge more harmoniously together.

Impact on the setting of Listed Buildings

- 6.51 The setting of the nearby listed buildings of Grove Terrace located to the south east of the site, on the opposite side of Highgate Road, is not considered to be impacted upon on this instance. Grove Terrace is a set piece on its own and the proposed development would not alter or intrude significant views of these listed buildings. Consequently, the officers are satisfied that the statutory test is met and would not harm the special architectural and historic interest of these buildings in accordance with the requirements of policy CS14.

Open Space

- 6.52 As a result of the redevelopment of the site, including the demolition and subsequent erection of a number of buildings, the mix of hard and soft spaces would change across the site.
- 6.53 The area at William Hill would remain largely uncharged, other than the extension built over a hard informal (social) area which would increase the footprint of buildings on the site; the proposal would provide greater areas of soft informal (social) and habitat areas.
- 6.54 With particular regard to Parliament Hill school, component areas including hard outdoor (sport) and soft informal (social) areas would be reduced, primarily a result of the LaSWAP on the area of open space site fronting Parliament Hill School. The proposal would however reduce the coverage of buildings and associated access for people/car parking providing large areas for hard informal (social) areas throughout, described in detail in the tables below.

6.55

William Ellis School				
Area Type	Existing (m2)	Proposed (m2)	Increase/Decrease (m2)	Increase/Decrease %
Soft Outdoor (sport)	N/A	N/A	As existing	As existing
Hard Outdoor (sport)	1,850	2,252	+402	+21.7
Soft Informal (social)	N/A	N/A	As existing	As existing
Hard Informal (social)	1,473	942	-531	-36
Habitat	390	520	+130	+33.3
Float***	0	300	300	-
Non – net area*	7,298	6,997	-301	-4.1
Overall Site Area	10,011	11,011	As existing	As existing

Parliament Hill School				
Area Type	Existing (m2)	Proposed (m2)	Increase/Decrease (m2)	Increase/Decrease %
Soft Outdoor (sport)	N/A	N/A	As existing	As existing
Hard Outdoor (sport)	2,195	1,730	-465	-21.1
Soft Informal (social)	6,562	5,945	-617	-9.4
Hard Informal (social)	2,400	975	-1425	-59.3
Habitat	4,000	3,845	-155	-3.8
Non – net area*	9,351	9,313	-38	-0.4
Overall Site Area	24,508	21,809**	-2699	-11

*(building footprint/access for people/car parking/deliveries)

** (now excluding LaSWAP of 2,699m2)

*** (new covered area included)

Landscape

6.56 The redefined and enhanced landscape allows for a variety of spatial uses across the site, including outdoor teaching areas, informal learning spaces, self-study

areas, informal amphitheatre, sheltered spaces, expansive spaces, habitat areas, and exercise trails.

- 6.57 The main timber boundary fronting Highgate Road, which is highlighted as a negative feature in the Dartmouth Park CAAMS will be replaced by 1.1m black railings. The existing green space and mature trees between the car park and the LaSWAP site would be retained, other than the hard surface walkways. The Parliament Hill School car park would be re-levelled to accommodate 70 car parking spaces and primarily enclosed by trees. Areas of planting provided green breaks, as well as mitigation for rainwater run off over the significant area of asphalt surfacing. The landscaped areas are designed to mitigate the loss of the existing green corridor along Highgate road, providing suitable green screening and planting which provide an appropriate benefit, both visually and in terms of biodiversity. The landscaping proposed would also compliment the green character of the path and aid in integrating the proposed building into its landscape setting in views from Highgate Road.
- 6.58 A significant area of the south edge of the site, between the Ribbon building and boundary with Lissenden Gardens has been designated as a nature area. This would act as a valuable learning environment, lowered to encourage controlled areas of natural ponding similar to that existing.
- 6.59 To the west of the Ribbon building, a transitional space opening up onto MOL land would comprise an informal games court and two MUGA courts, bounded by 3m weldmesh fencing. The edges of the court would feature steeply sloping banks, up to the playing field, thereby providing seating and play elements. The majority of this space however remains soft surface, other than the allocated hard tarmac areas for informal and formal games courts.
- 6.60 The proposed planting arrangement throughout provides a pleasant and green context which contributes to the landscape setting of the newly formed and existing buildings. The varied materials provide a series of hard and soft landscape spaces for use of the students and teachers and the public.
- 6.61 The proposals are considered to provide a high quality landscape design. Overall it is considered that the landscape design proposals represent a robust and appropriate form, in mind of the newly form spaces and buildings, adding to their use, open accessible nature, biodiversity and visual quality.

Trees and ecology

- 6.62 Parliament Hill School has several trees along the perimeters, many of which are mature and grow in linear groups of modest to high amenity value. The majority of younger trees are located within the site, most of which are of lower quality and amenity value. The site contains 4 category 'A' trees, 50 category 'B' trees, 61 category 'C' trees and 16 category 'U' trees, totalling 131 trees.

- 6.63 The Council's Arboricultural Officer consider the trees with the highest amenity value, namely those viewable from the public realm to be:
- Those on the north eastern boundary with Highgate Road
 - The line of Lombardy Poplars on the southern site boundary backing onto residential properties in Lissenden Gardens
 - The two linear tree groups to the west of the site backing onto Hampstead Heath (TG2 & TG3)
 - The line of trees (T73-T96) that separate the Parliament Hill School to the adjacent William Ellis School to the north.
 - The large London Plane and Horse Chestnut trees located at the site entrance of the school with Highgate Road.
- 6.64 In total, 6 category 'B' trees, 26 category 'C' trees and 16 category 'U' trees shall be removed (totalling 48), many of which would be removed irrespective of any development on the grounds of ill health and poor condition. The majority of trees to be removed are primarily category C or U trees (in line with BS5837:2012 "Tree in relation to design, demolition and construction"). This means they are either of low quality or poor quality with a low safe useful life expectancy remaining.
- 6.65 William Ellis is surrounded by all but its western boundary with mature trees of high amenity value. Only the trees along the southern boundary, which it shares with Parliament Hill School are actually located onsite and managed by the school. The remaining trees along the eastern, northern and western boundary are located on Hampstead Heath land, managed by the Corporation of London.
- 6.66 The site contains 2 category 'A' trees, 14 category 'B' trees, 16 category 'C' trees and 1 category 'U' tree, totalling 33 trees.
- 6.67 The landscaping alterations taking place to the front entrance and car park of William Ellis would result in the removal of 4 trees, all category 'C' trees (T78, T81, T82 and TG4) of low quality or poor quality, with a low useful life expectancy remaining.
- 6.68 Tree protection measures would adequately protect the retained and most important trees at Parliament Hill School and William Ellis, whilst the removal of trees throughout would be mitigated by extensive new tree (71) and shrub planting across the sites, secured by condition.
- 6.69 It is considered the removal of 6 category 'B' trees, namely T16 (since been reclassified as U – following a recent inspection), T23 (within the central courtyard), T42, T43, T45 (all to make way for the Ribbon building, T121 (to make way for the building) and a number of Category 'C' and 'U' trees are, on balance considered to be acceptable.
- 6.70 A habitat assessment (including bats, birds, reptiles, badgers, newts and water voles) has been submitted in accordance with best practice guidance. The

buildings scheduled for demolition were found to have low or negligible bat roost potential. At no time during the surveys were bats observed emerging from trees or buildings on the Parliament Hill School site. Bat commuting and infrequent foraging activity did take place across the frontage of the school and along the Eastern boundary. It is thus considered appropriate and in line with comments provided by Camden's Nature Conservation and Biodiversity Officer to impose a condition, ensuring the development contributes towards the protection and creation of habitats and valuable areas for biodiversity.

Impact on neighbour amenities

- 6.71 The proximity of the Ribbon building along the southern boundary and Clevedon Mansions, Parliament Hill Mansions and 'The House' brings with it a number of potential amenity impacts.
- 6.72 The majority of the development would take place upwards of 18m in distance from any residential façade. The Ribbon building would therefore have a lesser impact in terms of daylight, privacy and enclosure upon Nos. 1-8, 9-16, 17-21 and 22-31 Clevedon Mansions, Parliament Hill Mansions and 'The House'.
- 6.73 The height, scale and proximity below 18m in distance of elements of the Ribbon building would however have an impact in terms of daylight, privacy and enclosure upon Nos. 32-41 and 42-51 Clevedon Mansions, particularly at lower ground, ground and first floor levels.

Privacy

- 6.74 The rear and flank elevations of Clevedon and Parliament Hill Mansions, as well as 'The House' dwelling all feature windows serving sensitive rooms (living room, bedroom, kitchen) facing onto the development site.
- 6.75 At present, the Clevedon and Parliament Hill Mansions and The House are overlooked to a limited degree, either at an acute angle of over 18m or at ground floor level only and screen heavily by the existing boundary and mature trees.
- 6.76 Introducing a greater potential for close distance mutual overlooking, resulting in a loss of privacy to the occupiers of each building would be contrary to CPG6 (Amenity) and DP26 (Managing the impact of development on occupiers and neighbours). To ensure privacy, there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other.
- 6.77 The majority of the Ribbon building would be located in excess of 18m from Clevedon (32-41 and 42-51) and Parliament Hill Mansions, as well as The House.
- 6.78 The flank windows in Parliament Hill Mansions would remain in excess of 25m and be positioned at an oblique angle from the Ribbon building.

- 6.79 The rear first floor level windows of The House would be in excess of 26m from the Ribbon building. The boundary alongside the development site is however screened by a row of mature trees rising above the terminating height of this dwelling. Within this context, the majority of the proposal would maintain the privacy levels enjoyed by those occupiers of Clevedon and Parliament Hill Mansions, as well as The House.
- 6.80 The façade of greatest impact in terms of privacy would be to the rear and flanking windows of 32-41 Clevedon Mansions and 42-51 Clevedon Mansions. The bedrooms and kitchens alongside this boundary are single aspect, the flats themselves however enjoy triple aspects. At the curve of the Ribbon building, the distance between the new development and the mansion buildings would fall below 18m (14m at its closest).
- 6.81 Therefore one must assess if the development and associated use would result in a material loss of privacy to the rear and flanking windows of 32-41 Clevedon Mansions and 42-51 Clevedon Mansions.
- 6.82 At lower ground floor level, the use of the Ribbon building and sports hall facing Clevedon Mansions would include classrooms and the gym/sports hall. The closest rooms would comprise science laboratories at a distance of 14m. The views in this instance would be limited and would be significantly screened by the boundary and line of mature trees.
- 6.83 At ground floor level, the use of the Ribbon building and Sports Hall facing Clevedon Mansions would include classrooms, an activity hall and the sports hall. The closest rooms, 14m in distance, would be used as a studio (fitness).
- 6.84 At first floor level the use of the Ribbon building facing Clevedon Mansions would comprise classrooms, the closest rooms being 14m in distance.
- 6.85 Following an extended site visit of 32-41 Clevedon Mansions and 42-51 Clevedon Mansions, it is accepted the proposed buildings and windows levels would align and allow mutual views. This would be the case of the ground and first floor levels of the Ribbon Building and sports hall having off-centre views into the rear gardens and windows/balconies of the mansion block flats up to third floor level. Whilst it is acknowledged the privacy enjoyed by these flats and associated rooms would be diminished as a result, the relative time periods of use at the school, when compared to residential or commercial for example, would be limited throughout the day and early evening, during likely periods of residential occupation.
- 6.86 To further mitigate overlooking, particularly at the curved element between the Ribbon building and the mansion block, the glazing to the south façade would be set back 0.8m from the face of the facade, in addition to perforated angled metal screens redirecting and obscuring direct overlooking along this sensitive facade.

- 6.87 Within this context, it is acknowledged a degree of overlooking would take place as a result of the development, however given the periods of occupation and mitigation methods proposed (secured by condition), overlooking in this instance and particularly those below 18m would be acceptable.

Outlook

- 6.88 Due to the scale and length of the Ribbon building, a significant portion of the flats at lower ground, ground, first, second and third floor level of 32-51 Clevedon Mansions and 42-51 Clevedon Mansions would be affected. The resultant impact would obscure long northern views across the site towards William Ellis and long eastern views (from the rear of the mansions) towards Highgate Road, from a distance of 14m-26m away.
- 6.89 The existing outlook of 32-51 Clevedon Mansions and 42-51 Clevedon Mansions is limited to boundary walls and mature trees at lower levels, whilst the upper floor levels have wide views of the schools open spaces, car parking areas and piecemeal development to the flank and rear of the Morant and sports hall buildings. Long views of the Heath are of particular value to these flats, which can be seen from the west elevation (living rooms) or balconies associated with the kitchens on the north facing elevations.
- 6.90 The long views of the Heath enjoyed by Clevedon Mansions from the west elevation (serving living rooms) would remain unaffected as a result of the Ribbon building.
- 6.91 In terms of views north and east, at its closest point (14m), the Ribbon building would extend 40 degrees above the centre of the lower ground floor windows, 30 degrees at ground floor windows, 20 degrees at first floor windows, 8 degrees at second floor windows and 0 degrees at third floor windows. The main impact be therefore be upon lesser valued outlooks and infrequently used spaces such as bedrooms or kitchens rather than higher valued outlooks upon the Heath and frequently used spaces such as living rooms. Although the proposal would diminish two long views out towards open, albeit hardscape and built up areas, a distance of 14m would be sufficient so that the proposal would not envelope or overbear upon Clevedon Mansions. The remaining mansion blocks are set in excess of 20m from the development and the impact, whilst evident, in terms of an evolving built environment, the outlook enjoyed by the residents would not be harmed to a material degree.

Sunlight/Daylight

- 6.92 The application is accompanied by an independent Daylight and Sunlight Report, which has been carried out in line with the BRE's (Building Research Establishment) Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011 as amended). The assessment has considered the proposal in

relation to the VSC, Daylight Distribution (NSL) and ADF methodologies, as recommended by the BRE Guidelines.

- 6.93 Vertical Sky Component (VSC) is a measure of daylight at the window centre and the BRE Guidelines permit a reduction of up to 20% on the existing situation.
- 6.94 NSL (No Sky Line) is a measure of the distribution of daylight at the 'working plane' (0.85 metres (m) in height) within a room.
- 6.95 Average Daylight Factor (ADF) is an additional method for considering daylight within a room. The recommended levels are Kitchens: 2%; Living rooms: 1.5% and Bedrooms: 1%.
- 6.96 The daylight/sunlight report identifies that the majority of flats in 32-41 and 42-51 Clevedon Mansions which currently receive in excess of the BRE recommended VSC, Daylight Distribution (NSL) and ADF levels would retain those levels. The remaining mansion blocks would remain unaffected as they are set in excess of 20m (1-8 Clevedon Mansions), 25m (9-16 Clevedon Mansions), 34m (17-21 Clevedon Mansions) and 30m (22-31 Clevedon Mansions).
- 6.97 The flats at lower ground, ground and first floor level which serve bedrooms and kitchens currently receive daylight below BRE levels. In these instances, the development would lead to the reduction of more than 20% VSC to some of these rooms at 32-41 and 42-51 Clevedon Mansions. The lower ground floor kitchen of 32-41 Clevedon Mansions would see a reduction of 25%. The lower ground floor kitchen of 42-51 Clevedon Mansions would see a reduction by 61%, and the bedrooms by 25% (east facing- rear) and 45% (north facing). The ground floor kitchen of 42-51 Clevedon Mansions would see a reduction by 42%, and the bedroom by 31% (north facing). The first floor kitchen of 42-51 Clevedon Mansions would see a reduction of VSC by 22%.
- 6.98 The majority of flats in 32-41 and 42-51 Clevedon Mansions which currently receive in excess of the BRE recommended ADF levels would retain those levels. The secondary bedroom of the lower ground floor (north facing) flat of 32-41 Clevedon Mansions and the primary bedroom of the lower ground floor (north facing) flat of 42-51 Clevedon Mansions, would, as a result of the development fall below BRE Guidelines. It is noted however, this would marginal from 1.02 to 0.91, thereby still retaining a good level of ADF.
- 6.99 The assessment also addresses the annual probable sunlight hours received. Some minor losses of winter daylight and sunlight would be experienced by low level windows however these relate to bathrooms. Overall, the development would have a limited impact on the levels of daylight and sunlight experienced by neighbours.
- 6.100 It is important to remember that the BRE Guide states that 'the advice given here is not mandatory and should not be seen as an instrument of planning policy'.

Furthermore, daylight criteria should be 'interpreted flexibly because natural lighting is only one of many factors'. Based upon these statements it is important to apply the guidance sensibly and flexibly taking into account the context of the site.

- 6.101 Similarly it is also important to understand that the neighbouring mansion blocks design and position do not currently allow for good daylight/sunlight. It is therefore inappropriate to strictly apply the guidelines given the adjacent mansion blocks impose excessive constraints upon Ribbon building.
- 6.102 The majority of flats would remain at current level, and where above BRE Guidelines would also remain, however in the instances which fall short in terms of VSC; the rooms would still enjoy good levels of ADF. The impact diminishes above 1st floor level and all other rooms to the affected flats would continue to retain close to existing daylight distribution, levels and good ADF levels throughout.
- 6.103 Overall it is considered that the Ribbon building has been considerate in its approach to maintaining neighbours access to daylight and sunlight. The layout, design and massing has responded well to the site constraints and the resulting development is acceptable in terms of the impact on quality of daylight and sunlight amenity.

Overshadowing of neighbouring amenity space

- 6.104 The Ribbon building, by virtue of its orientation and relationship with the Mansion buildings to the south would have a negligible effect on these spaces in terms of sunlight and overshadowing.

Impact of William Ellis site and LaSWAP

- 6.105 With particular regard to William Ellis site and LaSWAP, the closest residential properties are located on the opposite side of Highgate Road. Given the terminating height, size and scale of the proposed extensions and alterations, this development would have a negligible effect in terms of sunlight and daylight.
- 6.106 The location and position of windows, along with the buildings proximity to neighbouring residential properties would also have a negligible effect on privacy, outlook and sense of enclosure. In the majority of instances, the building would be located in excess of 7 metres from Highgate Road and screened by existing trees.
- 6.107 The extensions proposed at William Ellis site and LaSWAP would be of no greater detriment in terms of noise nuisance and disturbance than the existing arrangement. The extensions are either set a significant distance away from private spaces or alongside public spaces and a heavily trafficked road. In this context, the William Ellis site and LaSWAP would have no detrimental impact upon daylight, sunlight, outlook, privacy and enclosure.

Plant

6.108 As a result of the PassivHaus composition of the Ribbon building, no plant is proposed to the majority of the building. An area of plant has been specified however above the sports hall. The remaining buildings proposed across the sites, including the dining area and extensions to William Ellis would not require additional plant. In this context, an acoustic report has measured the background noise levels and states what maximum noise levels all new and relocated plant should adhere to be in compliance with Council standards. Given the nature, size and likely hours of operation for the additional plant, a condition will be placed to ensure that these levels are not exceeded.

Impact on traffic and parking conditions

6.109 The site is located on Highgate Road. Each of the school sites has a separate vehicular access. One is located off Highgate Road, opposite Grove Terrace and the second opposite Croftdown Road. In total these cater for 70 general parking spaces spread around the site. The schools currently cater for 2,115 pupils and 270 staff.

6.110 As a result of the proposal, a number of boundary and parking alterations would take place. The vehicular and pedestrian access points along Highgate Road would remain in situ, along with two further pedestrian entrances either side of the LaSWAP building. The existing car parking arrangements would be consolidated away from the centre of the site (between the secondary schools) and set alongside Highgate Road, enlarging the existing car park in situ, without the need for additional crossovers on the public highway. The school would continue to cater for 2,115 pupils and 270 staff with no resultant intensification of the sites.

6.111 The site has a Public Transport Accessibility Level (PTAL) of 3 (moderate). There is a bus stop located directly in front of the school sites on Highgate Road. Gospel Oak station is approximately 200m to the south of the site.

Cycle Storage

6.112 The proposal would provide a total of 242 covered, secure, and fully enclosed cycle parking spaces throughout the site for use by students, staff and visitors. Although this provision would be 44 spaces short of complying with the latest cycle parking standards set out in the Intended to Publish Further Alterations to London Plan (FALP), in discussion with Camden's Transport Officers, given the number of students would remain as a result of the redevelopment; the provision in real terms would increase 505% and therefore acceptable in this instance.

6.113 The internal and external cycle parking proposals are welcomed as they would help to encourage cycling as a convenient, healthy and sustainable mode of transport for students, staff and visitors.

6.114 The cycle facilities (including showers, lockers and changing facilities) will be secured by condition, to ensure the 242 cycle parking facilities are designed in accordance with CPG7 standards. The condition will also control and retain the cycle parking.

Vehicular parking

6.115 On account of the site's location, any developments here should be capped at the existing level. The proposal would provide a car-capped development with no additional parking spaces on the site (and will be secured by S106 Legal Agreement). The proposals include a reorganisation of the on-site parking layouts to provide a more intuitive layout and increased level of blue badge parking being provided. This approach is welcomed, subject to how the spaces are to be managed.

6.116 The proposal would retain 70 car parking spaces within the site consisting of 64 standard spaces and 6 fully accessible spaces. These spaces are available to staff, visitors and vehicles associated with the schools operation (coaches etc) and therefore its retention is appropriate.

Pedestrian and Vehicular Access

6.117 The proposal includes two new pedestrian entrances adjacent to the LaSWAP building, both of which would be in close proximity to the existing bus stop. With over 2,000 students potentially using these access points, in the interests of highways and pedestrian safety, Transport officers have recommended the location and boundary treatment/arrangement be reserved by condition, to require further calming measures and safety/management mitigation measures.

Construction Management Plan (CMP)

6.118 The proposal would involve a significant amount of demolition and construction works. This is likely to generate a large number of construction vehicle movements during the overall construction period. The primary concern is public safety but also the need to ensure construction traffic does not create (or add to existing) traffic congestion. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality).

6.119 The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A Construction Management Plan (CMP) must therefore be secured as a Section 106 planning obligation.

6.120 A draft CMP has been submitted in support of the planning application. This provides some useful information which suggests that the proposed works could be constructed without being detrimental to the safe and efficient operation of the highway network in the local area. However a far more detailed CMP would need to

be approved by the Council prior to any works commencing on site, and it should include particular reference to the provision of alternative car parking arrangements during the construction phase, mitigation of cumulative impacts with other developments nearby, avoidance of movements during school run periods and the monitoring of air quality. Any agreed CMP would also include a requirement to consult locally. It is acknowledged that such detail would typically be provided once a Principal Contractor has been appointed. A more detailed CMP should be secured by S106 Legal Agreement.

Construction phasing

- 6.121 With a view to the practical approach of development, both Parliament Hill School and William Ellis will be required to remain operational throughout the construction process. This presents an operational challenge for the schools and the contractors to remain an educational facility capable of undertaking its responsibilities, as well as a safe and secure area for the redevelopment of the site by the contractors. The phasing of construction, with minimal disruption to the operation of the schools would be critical to the success of this scheme.
- 6.122 A fundamental principle is to minimise the number of movements of students between existing, temporary and new accommodation.
- 6.123 Temporary accommodation would take a significant portion of funds available for the scheme, and would likely require multiple decants throughout the construction process. This would also be of problematic for the student's general environment and their ability to learn.
- 6.124 In order to minimise the number of movements of students between existing, temporary and new accommodation, the most efficient approach would be to build new accommodation on parts of the site which are not currently developed before removing older buildings. This would eliminate the need for multiple decants into temporary accommodation, and would also maximise the funds available for new and refurbished buildings by eliminating irrecoverable spending on temporary accommodation.
- 6.125 Thus Children, School and Families (CSF) submission maintains that the redevelopment of the site, including a dedicated LaSWAP building close to both Parliament Hill and William Ellis Schools is both practical and vital to achieve education and skills provision for the Camden community.

Highway and Public Realm Improvements

- 6.126 The proposed works could lead to damage to the vehicular accesses directly adjacent to the site on Highgate Road. In addition, the public footpath directly adjacent could be damaged as a direct result of the proposed works. Camden would need to undertake highway remedial and improvement works following completion of the proposed works, which would incorporate the proposed

improvements outlined above in the pedestrian access section. This would allow the proposed scheme to be tied into the surrounding public highway. A financial contribution for highway works is recommended to be secured by S106 Legal Agreement.

Public Realm Improvements

- 6.127 The Council has been investigating ways of encouraging walking and cycling as the primary modes of transport for trips to and from the site (including short distance trips to and from the nearest public transport interchanges). This includes making improvements to walking and cycling routes in the local area (eg. pedestrian routes between the site and the nearest public transport interchanges). A number of improvements have been identified which would improve the pedestrian experience on routes to the site. A financial contribution of £40,000 should be secured by S106 Legal Agreement.
- 6.128 To secure and review student, staff and visitor numbers, movements and modes of transport used, School Travel Plans (for each school) shall be secured by S106 Legal Agreement. The monitoring of this provision is estimated at £5,728.

Sustainability, energy strategy and air quality

- 6.129 The applicant has submitted a detailed sustainability strategy, incorporating a BREEAM pre-assessment for the Parliament Hill (the Ribbon building) and LaSWAP buildings. The assessment is required by CPG3, in line with CS13 and DP22. The BREEAM pre-assessments anticipate an overall level of 'Excellent' rating is targeted, aligning with policy.
- 6.130 Furthermore, the CPG3 specific energy, water and materials categories require targets of 60% energy, 60% water and 40% materials to be achieved. Again the specific credit areas are all met for both Parliament Hill (energy 64%; water 77.7% and materials 76.9%) and (energy 84%; water 77.7% and materials 76.9%) buildings. Both pre-assessments will be secured by S106 Legal Agreement, meaning the design stage and post construction reviews will seek to secure the levels anticipated at the pre-assessment stage.
- 6.131 As per CP3, the amount of floorspace involved for William Ellis School falls below the threshold of 500sqm, therefore a BREEAM pre-assessment is not required. Nevertheless, there is a potential to achieve a greater performance on the energy/carbon emissions performance of the building as a result of refurbishment.
- 6.132 PassivHaus is a specific design and construction standard that can result in a 90% reduction in energy demand and usage. The 'Ribbon' building is anticipated to meet this benchmark.

- 6.133 A full energy strategy has also been submitted and considered by specialist sustainability officers. This follows the three steps of the energy hierarchy - 'be lean', 'be clean' and 'be green'.
- 6.134 The scheme will incorporate Energy monitoring and controls dialogs, lighting controls & integration of natural daylight, variable speed pumps & fans, heat recovery on Air Handling Units (AHU), high efficiency boiler plant and a Combined Heat & Power (CHP) to deliver significant carbon savings.
- 6.135 Parliament Hill School will receive a new energy efficient boiler plant as well as new lighting and lighting controls throughout the building in those areas that have not recently been refurbished.
- 6.136 William Ellis School has recently had its boiler plant replaced and so replacing this again will not offer much in terms of carbon reduction. However, much of the existing lighting installation is aged and will be replaced with new control systems to improve efficiency.
- 6.137 A direct link to the nearest district heating network was investigated but in this instance was considered unsuitable.
- 6.138 In terms of renewable energy, a number of options have justifiably been rejected, in particular wind power, have all been deemed not suitable for the development), whilst photovoltaics (PVs) to the new and existing roofs have been identified as the most appropriate technology for the scheme to achieve good energy and carbon reductions. No specific sections of detail with the orientation of PVs have been provided, so these details will be secured via condition. Officers consider the overall reductions appropriate and will be secured by S106 Legal Agreement.
- 6.139 A revised air quality planning checklist accompanies the application and has been duly assessed by specialist officers. To fulfil the policy requirements of DP22 and CPG 6, developments of this scale and nature are required to minimise exposure of 'sensitive receptors' (in this case school children) to poor air quality. This site has existing levels of poor air quality (exceeding EU limits) along the Highgate road. The future CHP flue location also has potential to negatively impact existing air quality levels on the site. It is recommended that a condition be attached to secure details to demonstrate how exposure of sensitive receptors to poor levels of air quality will be mitigated
- 6.140 A Flood Risk statement has been submitted and comments have been provided by both the Environment Agency and Camden's Sustainability Officer. It is recommended that a condition be attached to secure details for a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development.
- 6.141 A contaminated land assessment has been submitted. It shows that the historical potential contaminative sources on the site includes an infilled reservoir and the

potential risk from historical heating AST's (above ground storage tanks) considered to be of medium risk but not of significant risk of contamination to human health or end users of the site. It is thus considered appropriate to impose a monitoring condition in case any additional significant contamination is found on site.

Employment, training and procurement

6.142 LDF policies CS8 and DP13 seek to secure a range of training and employment benefits in major developments to provide opportunities during and after the construction phase for local residents and businesses. This package of recruitment, apprenticeship and procurement measures, agreed with the Economic Development Team (EDT), will be secured via condition and secured by S106 Legal Agreement, including:

- Requirement to work to a target of 20% local recruitment
- Advertise all construction vacancies and work placement opportunities exclusively with the Kings Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- Provide no less than 15 construction work placement opportunities of no less than 2 weeks each, to be undertaken over the course of the development and to be recruited through the Council's Kings Cross Construction Skills Centre.
- Recruit no less than 7 construction apprentices. Recruitment of construction apprentices should be conducted through the Council's Kings Cross Construction Skills Centre.
- Sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8
- Deliver at least 1 Meet the Buyer event to support Camden SMEs to tender for construction contracts in relation to the development.
- Provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements.

7 CONCLUSION

7.1 The development, involving new educational facilities for Parliament Hill, William Ellis secondary schools and LaSWAP college complies with national, regional and local policy in respect of educational provision. Its location on this site is justified for practical reasons relating to the functional needs of the various elements.

7.2 The demolition to elements of the school is considered acceptable. The bulk, layout and design of the replacement buildings have been carefully developed to respect the character of the townscape, landscape and adjacent Metropolitan Open Land and are considered acceptable in urban design terms.

7.3 It is acknowledged that there will be 'less than substantial' harm caused by the La SWAP building to a heritage asset, namely the Dartmouth Park Conservation Area. This is outweighed by the public benefits of the educational facility. The landscape,

tree planting and replacement gardens are acceptable and will enhance the existing visual and ecological conditions.

- 7.4 The traffic generation and access arrangements by the redevelopment scheme will have limited impact on the surroundings. Various measures to encourage and facilitate pedestrian movement and to control construction, servicing and travel impacts will be secured by S106 Legal Agreement.
- 7.5 The Ribbon building will result in a degree of harm to neighbouring residential occupiers in Cleveden Mansions, in respect of light, privacy and outlook. In the occurring instances facing north across the site, the reduction would not be significant or to a detrimental degree. The development overall would continue to retain close to existing daylight and sunlight levels otherwise. On balance, this is considered acceptable due to mitigation measures and wider improvements to the schools sites.
- 7.6 Planning permission is recommended subject to conditions and a S106 Legal Agreement. These heads of terms will include the following:
- Sustainability assessment and post construction review
 - Energy strategy
 - Local employment and procurement
 - Pedestrian, cycling and environmental improvements contribution of £40,000
 - Highways works contribution of £42,143.50
 - Demolition and construction management plan
 - School Travel Plan (monitoring £5,728)
 - Service management Plan
 - Car capped

8. **LEGAL COMMENTS**

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out in accordance with the following approved plans [Sixth Form Centre Noise Impact Assessment (For Planning) - 1005073-REP-TH-20141017-3 (Noise Impact Assessment -), prepared by Hoare Lea Acoustics dated 17/10/2014, LB Camden William Ellis School Noise Impact Assessment (For Planning) - 1005073-REP-TH-20140217-2 (Noise Impact Assessment - William Ellis), prepared by Hoare Lea Acoustics dated 17/02/2014, LB Camden Parliament Hill School Noise Impact Assessment (For Planning) - REP-1005073-TH-20140217-4 (Noise Impact Assessment - Parliament Hill), prepared by Hoare Lea Acoustics dated 17/02/2014, Arboricultural Impact Assessment at Parliament Hill School, prepared by Environmental Services, dated 10th February 2015, Arboricultural Impact Assessment at William Ellis School, prepared by Environmental Services, dated 10th February 2015, Archaeological Desk Based Assessment, prepared by Richard Meager and Maurice Hopper, dated April 2008, Parliament Hill School, William Ellis and Sixth Form Design and Access Statement, prepared by Astudio dated December 2014, L-1151 GAP 01 Revision 06, L-1151-DEEL-001 Revision 03, L-1151-DES-001 Revision 02, L-1151-GAP-01-Landscape Layout – Colour, L-1151-GAS-002 Revision 03, L-1151-PPP 001 Revision 02, L-1151-PRP-01 Revision 02, L-1151-PRP-02 Revision 03, L-1151-PRP-06 Revision 02, Flood Risk Assessment: Parliament Hill and William Ellis Schools, Prepared by Pick Everard dated 18 June 2014, Heritage Statement, prepared by VBUD, dated November 2014, Stage 1: Desktop Study & Walkover Survey - Parliament Hill School, prepared by Constructive Evaluation Limited, dated April 2008, Stage 1: Desktop Study & Walkover Survey - William Ellis School, prepared by Constructive Evaluation Limited, dated April 2008, Planning Statement prepared by VBUD, dated December 2010, Parliament Hill, William Ellis & – Statement of Community Involvement, Transport Statement- Project No. 13-255-01 Rev A, prepared by Odyssey Markides dated December 2014, Sustainability Statement, prepared by Hoare Lea, dated November 2014, BREEAM Pre-Assessment Report - La Swap Building, Parliament Hill School Rev. 1, prepared by Hoare Lea, dated October 2014, BREEAM Pre-Assessment Report - Parliament Hill School Rev. 1, prepared by Hoare Lea, dated August 2014, PERS Audit - Project No. 13-255-03, prepared by Odyssey Markides dated July 2014, CERS Audit - Project No. 13-255-04, prepared by Odyssey Markides dated July 2014, Extended Phase 1 Habitat Survey - Parliament Hill School, prepared by Marishal Thompson Group Arboricultural & Ecological Consultants, dated 29 November 2013, Extended Phase 1 Habitat Survey - William Ellis School, prepared by Marishal Thompson Group Arboricultural & Ecological Consultants, dated 29 November 2013, Bat Presence / Absence Survey - Buildings and Trees at Parliament Hill School, prepared by Environmental Services, dated 8 October 2014, Bat Presence / Absence Survey - Buildings and Trees at William Ellis School, prepared by Environmental Services, dated 1 October 2014, Air Quality Planning Checklist 2014/ 7683/ P - Parliament Hill School, William Ellis School and Sixth Form Application (REP MC 150210 - AQA Planning Report 10.02.15), dated 10 January 2015, Draft Construction Management Plan (Report No.13-255-02 Rev C), prepared by Odyssey Markides dated December 2014, 13-255-101 Rev A - CONSTRUCTION SITE ENTRY AND EXIT- STAGE 1 (SHEET 1 OF 2), 13-255-102 Rev A - CONSTRUCTION SITE ENTRY AND EXIT- STAGE 1 (SHEET 2 OF 2), 13-255-103 - CONSTRUCTION SITE ENTRY AND EXIT- STAGE 2 (SHEET 1 OF 2), 13-255-104 - CONSTRUCTION SITE ENTRY AND EXIT- STAGE 2 (SHEET 2 OF 2), 13-255-105 - PEDESTRIAN FOOTWAY DIVERSION DURING WORKS, Drawing No. 13-255-001

- Site Location, Drawing No. 13-255-004 - HGV Access to site, Drawing No. 08-255-005 - HGV egress from site, Parliament Hill and William Ellis Schools - Daylight and Sunlight Report, prepared by Point Surveyors, dated 24th June 2014, A-WES – PL-X2 EL-XX-GA 0120 REV P, A-WES – PL-X2 EL-XX 0170 REV P, A-WES – PL-X2 PL-00-GA 0161 REV P, A-WES – PL-X2 PL-00-GA 0101 REV P, A-WES – PL-X2 PL-01-GA 0162 REV P, A-WES – PL-X2 PL-01-GA 0102 REV P, A-WES – PL-X2 PL-02-GA 0163 REV P, A-WES – PL-X2 PL-02-GA 0103 REV P, A-WES – PL-X2 PL-B01-GA 0100 REV P, A-WES – PL-X2 PL-B01-GA 0160 REV P, A-WES – PL-X2 PL-RF-GA 0104 REV P, A-WES – PL-X2 PL-RF-GA 0164 REV P, A-WES – PL-X2 SE-AA-GA 0180 REV P, A-WES – PL-X2 SE-XX-GA 0181 REV P, A-PHS – PL-X- PL-00-SI 0612, A-PHS – PL-X- PL-00-SI 0500 REV P, A-PHS – PL-X- PL-00-SI 0501 REV P, A-PHS – PL-X- PL-00-SI 0600 REV P, A-PHS – PL-X- PL-00-SI 0601 REV P, A-PHS – PL-X- PL-00-SI 0610 REV P, A-PHS – PL-X- PL-00-SI 0611 REV P, A-PHS – PL-X- PL-00-SI 0612 REV P, A-PHS – PL-X- PL-00-SI 0613 REV P, A-PHS – PL-X- PL-00-SI 0614 REV P, A-PHS – PL-X- EL-XX-GA 0120 REV P, A-PHS – PL-X- EL-XX-GA 0121 REV P, A-PHS – PL-X1- SE-XX-GA 0180 REV P, A-PHS – PL-X1- SE-XX-GA 0181 REV P, A-PHS – PL-X1- SE-XX-GA 0182 REV P, A-PHS – PL-X1- SE-XX-GA 0183 REV P, A-LAS – PL-X1- EL-XX-GA 0172 REV P, A-LAS – PL-X1- PL-00-GA 0165 REV P, A-LAS – PL-X1- PL-00-GA 0166 REV P, PL-X1- SE-XX-GA 0185 REV P (LAS PROPOSED SECTION), A-PHS – PL-X1- EL-XX-GA 0170 REV P, A-PHS – PL-X1- EL-XX-GA 0171 REV P, PHS A GA-PL-00-0100 REV P, PHS A GA-PL-01-0101 REV P, PHS A GA-PL-02-0102 REV P, PHS A GA-PL-03-0103 REV P, PHS A GA-PL-04-0104 REV P, A-PHS – PL-X1- PL-00-GA 0161 REV P, A-PHS – PL-X1- PL-01-GA 0162 REV P, A-PHS – PL-X1- PL-02-GA 0163 REV P, A-PHS – PL-X1- PL-RF-GA 0164 REV P, A-PHS – PL-X1- PL-B01-GA 0160 REV P]

Reason: For the avoidance of doubt and in the interest of proper planning.

3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door at a scale of 1:20 with typical glazing bar details at 1:5.

d) Typical details of new railings and balustrade at a scale of 1:20 with finials at 1:5, including method of fixing.

c) Samples and manufacturer's details of new facing materials including windows and door frames, cladding with a full scale sample panel of all facing finishes of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should 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 relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 At least 28 days before development commences:
 - (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and
 - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Full details of the landscaping scheme, including biodiversity enhancements, shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant part of the work commences. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

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 (Consolidated with Alterations Since 2004) and

Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

REASON: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity, ensuring compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 8 All demolition work should be undertaken during April to October, unless otherwise agreed by local planning authority, in order to avoid bat hibernation and maternity periods. In the unlikely event that a bat is found during works on site, works must cease immediately and a bat ecologist contacted for advice prior to any works continuing. If demolition works have not commenced within 18 months (by June 2016) an updated bat survey and inspection must be undertaken as close as practically possible prior to demolition/ treeworks, and submitted to the local planning authority for approval prior to commencement of works on site.

REASON: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity, ensuring compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 9 Full details of a lighting strategy, to include information about potential light spill on to buildings, trees and lines of vegetation, shall be submitted to and approved by the Local Planning Authority, in writing, prior to first occupation of the development hereby approved. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

REASON: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 10 Full details of hard and soft landscaping and means of enclosure of all un-built open areas including pedestrian access points on Highgate Road, shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant part of the development commences. This should also include the amount, location, species and maintenance regime for the sixth form block living wall.

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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 11 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. 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.

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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 12 Prior to the relevant part of the development commences on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to 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.

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 policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 13 Full details in respect of the green roof and green walls in the areas indicated on the approved plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies

CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 14 Prior to first occupation of the development hereby approved 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.

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 (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 15 Before the use of the development hereby approved commences, sound insulation shall be provided for the Ribbon building in accordance with a scheme to be first approved by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 16 All roofs on the proposed extensions of the site hereby approved shall not be used as roof terraces and access onto the roofs shall be for maintenance of the buildings only and for no other purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 17 Prior to the commencement of any works on site, an air quality statement shall be submitted to the Local Planning Authority assessing the existing levels of air quality, the impact of development (including the proposed Combined Heat & Power) on air quality and proposed mitigation measures to reduce this impact to an acceptable level. The air quality statement shall also demonstrate how exposure of sensitive receptors to poor levels of air quality will be mitigated. Full details of the proposed Combined Heat & Power engine shall be provided demonstrating that the Mayors NOx emission limits as outlined in the Sustainable design and construction

supplementary planning guidance (SPG) on Sustainable Design & Construction.

Reason: To promote higher standards of air quality within the borough in accordance with policies CS9, CS11, CS13, CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 18 All louvered window screening along the south facing elevation of the Ribbon building shall be installed prior to occupation and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 19 Prior to first occupation of the buildings hereby approved, detailed plans showing the location and extent of photovoltaic cells 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. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 20 Before the relevant part of the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 21 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.

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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 22 Details as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of any vehicular access alterations via Highgate Road including location and associated boundary treatment.

b) Details of all pedestrian access via Highgate Road including location and associated boundary treatment

The relevant part of the works shall be carried out in accordance with the details thus approved and shall be permanently retained

Reason: In the interests of highways and pedestrian safety in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 23 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 24 Before the relevant part of the development commences, details of secure and covered cycle storage area for 242 cycles 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 buildings, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London

Borough of Camden Local Development Framework Development Policies.

- 25 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 2 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and

endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.

- 5 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.
- 6 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 7 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 8 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 9 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.