

Ms Bronwen Gombert  
Jestico + Whiles  
1 Cobourg Street  
London  
NW1 2HP

Application Ref: **2015/1672/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

17 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **The Council's (as landowner) own planning permission granted under Regulation 3**

Address:  
**Hampstead School**  
**Westbere Road**  
**London**  
**NW2 3RT**

Proposal: Demolition of main teaching building (Building 6) and ancillary school buildings (Buildings 7 and 8), minor refurbishment works to Building 3 and erection of new three-storey teaching building and part single, part two-storey sports centre building including provision of new outdoor sport and recreation areas and associated hard and soft landscaping works.

Drawing Nos:

Drawing Numbers:

2657-JW-001 Rev P02 Site Location Plan; 2657-JW-002 Rev P03 Existing Site Plan; 2657-JW-003 Rev P02 Proposed Site Plan; 2657-JW-004 Rev P02 Demolition Plan; 2657-JW-005 Rev P02 Existing Building 3 Floor Plans; 2657-JW-006 Rev P01 Proposed Site Plan; 2657-JW-100 Rev P02 New Teaching Building Ground Floor GA; 2657-JW-101 Rev P02 New Teaching Building First Floor GA; 2657-JW-102 Rev P02 New Teaching Building Second Floor GA; 2657-JW-103 Rev P02 New Teaching Building Roof GA; 2657-JW-110 Rev P02 New Sports Centre Ground Floor GA; 2657-JW-111 Rev P02 New Sports Centre Roof GA; 2657-JW-120 Rev P02 Building 3 Basement & Ground Floor GA; 2657-JW-121 Rev P02 Building 3 First Floor GA; 2657-JW-122 Rev P02 Building 3 Second Floor GA; 2657-JW-200 Rev P03 New Main Building Elevations 1; 2657-JW-201 Rev P04 New



Teaching Building External Elevations Sheet 2 of 2; 2657-JW-202 Rev P04 New Teaching Building External Elevations Sheet 2 of 2; 2657-JW-210 Rev P03 New Main Building Context Elevations; 2657-JW-211 Rev P03 Sports Centre Elevations 2; 2657-JW-300 Rev P02 New Main Building Sections; 2657-JW-310 Rev P02 New Sports Centre Section; 2657-JW-400 Rev P02 3D Visuals - Aerial View 1; 2657-JW-401 Rev P02 3D Visuals - Aerial View 2; 2657-JW-402 Rev P02 3D Visuals - Approach; 2657-JW-403 Rev P02 3D Visuals - Dining Hall; 2657-JW-404 Rev P02 3D Visuals - Assembly Hall; 2657-JW-405 Rev P02 3D Visuals - Courtyard View; 2657-JW-406 Rev P02 3D Visuals - Entrance Foyer; 1.1-PLL0220-001 Rev 02 Site Plan; 4.1A-PLL0220-005 Rev 05 Illustrative Landscape Masterplan: Detailed; 4.1A-PLL0220-006 Rev 03 Landscape Fencing and Security Plan; 4.1A-PLL0220-007 Rev 03 Landscape Access and Circulation Plan; 4.1B-PLL0220-008 Rev 01 Landscape Illustrative Sections; 4.1A-PLL0220-014 Rev 00 Hard Landscape Strategy; 4.1A-PLL0220-015 Rev 01 Soft Landscape Strategy; Email from Jestico & Whiles dated 30/06/2015; and 0220-SCH04 Rev 00 Landscape Management Plan.

#### Supporting documents:

Design and Access Statement; Site Area Schedule; Landscaping Strategy (including tree protection and removal strategy, fencing, soft and hard landscaping treatments); Planning Statement (comprising Heritage Statement); Statement of Community Engagement; Sustainability and Energy Statement and addendums; BREEAM Pre-Assessment Report; Flood Risk Assessment and associated Drainage Plan (LO1690\_DR\_SK001 P01); Phase 1 Preliminary Sources Study; Phase II Geo-Environmental Assessment; Extended Phase 1 Habitat Survey Report; Tree Survey; Landscape Management Plan; Environmental Noise Survey Report; Vehicle Swept Path Plans; Daylight, Sunlight and Overshadowing Report; Construction Management Plan; Construction Phasing Plans; Topographical Survey; and Arboricultural Development Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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:

#### Drawing Numbers:

2657-JW-001 Rev P02 Site Location Plan; 2657-JW-002 Rev P03 Existing Site Plan; 2657-JW-003 Rev P02 Proposed Site Plan; 2657-JW-004 Rev P02 Demolition Plan; 2657-JW-005 Rev P02 Existing Building 3 Floor Plans; 2657-JW-006 Rev P01 Proposed Site Plan; 2657-JW-100 Rev P02 New Teaching Building Ground Floor GA; 2657-JW-101 Rev P02 New Teaching Building First Floor GA; 2657-JW-102 Rev P02 New Teaching Building Second Floor GA; 2657-JW-103 Rev P02 New Teaching Building Roof GA; 2657-JW-110 Rev P02 New Sports Centre Ground Floor GA; 2657-JW-111 Rev P02 New Sports

Centre Roof GA; 2657-JW-120 Rev P02 Building 3 Basement & Ground Floor GA; 2657-JW-121 Rev P02 Building 3 First Floor GA; 2657-JW-122 Rev P02 Building 3 Second Floor GA; 2657-JW-200 Rev P03 New Main Building Elevations 1; 2657-JW-201 Rev P04 New Teaching Building External Elevations Sheet 2 of 2; 2657-JW-202 Rev P04 New Teaching Building External Elevations Sheet 2 of 2; 2657-JW-210 Rev P03 New Main Building Context Elevations; 2657-JW-211 Rev P03 Sports Centre Elevations 2; 2657-JW-300 Rev P02 New Main Building Sections; 2657-JW-310 Rev P02 New Sports Centre Section; 2657-JW-400 Rev P02 3D Visuals - Aerial View 1; 2657-JW-401 Rev P02 3D Visuals - Aerial View 2; 2657-JW-402 Rev P02 3D Visuals - Approach; 2657-JW-403 Rev P02 3D Visuals - Dining Hall; 2657-JW-404 Rev P02 3D Visuals - Assembly Hall; 2657-JW-405 Rev P02 3D Visuals - Courtyard View; 2657-JW-406 Rev P02 3D Visuals - Entrance Foyer; 1.1-PLL0220-001 Rev 02 Site Plan; 4.1A-PLL0220-005 Rev 05 Illustrative Landscape Masterplan: Detailed; 4.1A-PLL0220-006 Rev 03 Landscape Fencing and Security Plan; 4.1A-PLL0220-007 Rev 03 Landscape Access and Circulation Plan; 4.1B- PLL0220-008 Rev 01 Landscape Illustrative Sections; 4.1A-PLL0220-014 Rev 00 Hard Landscape Strategy; 4.1A-PLL0220-015 Rev 01 Soft Landscape Strategy; Email from Jestico & Whiles dated 30/06/2015; and 0220-SCH04 Rev 00 Landscape Management Plan.

Supporting documents:

Design and Access Statement; Site Area Schedule; Landscaping Strategy (including tree protection and removal strategy, fencing, soft and hard landscaping treatments); Planning Statement (comprising Heritage Statement); Statement of Community Engagement; Sustainability and Energy Statement and addendums; BREEAM Pre Assessment Report; Flood Risk Assessment and associated Drainage Plan (LO1690\_DR\_SK001 P01); Phase 1 Preliminary Sources Study; Phase II Geo Environmental Assessment; Extended Phase 1 Habitat Survey Report; Tree Survey; Landscape Management Plan; Environmental Noise Survey Report; Vehicle Swept Path Plans; Daylight, Sunlight and Overshadowing Report; Construction Management Plan; Construction Phasing Plans; Topographical Survey; and Arboricultural Development Statement.

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

- 3 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. 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Full details of the 110 cycle spaces for staff and pupils and 20 cycle spaces for visitors within the cycle parking facilities hereby approved shall be submitted to and approved before the development is occupied. The details as approved shall be provided in their entirety prior to the first occupation of the development 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 policies DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 5 At least 28 days before the development commences, a written scheme of remediation measures shall be submitted to and approved by the local planning authority. 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 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 Following the demolition of Building 6, an investigation of contamination shall be carried out and the results and a written scheme of remediation measures (if necessary) shall be submitted to and approved by the local planning authority. 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 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.

- 7 Prior to use of any new plant equipment, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant equipment and mitigation measures as stated in report ref: 119205 AC 7V2 dated 9th March 2015. The measures shall ensure that the external noise level emitted from plant equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment in accordance with policy CS5 of the Camden Core

Strategy and policies DP26 and DP28 of the Camden Development Policies of the Camden Local Development Framework.

- 8 The new multi-use games area and all weather sports pitch hereby approved shall not be used other than between the hours of 8am - 6pm Monday to Friday, 8am - 6pm on Saturdays and 10am - 4pm on Sunday.

Reason: To ensure that the amenity of occupiers in surrounding premises are not adversely affected by noise from activities or people at or leaving the site in accordance with policy CS5 of the Camden Core Strategy and policies DP26 and DP28 of the Camden Development Policies of the Camden Local Development Framework.

- 9 Prior to first occupation of the development details of proposals for the enhancement of biodiversity, with particular reference to bats, and 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.

- 10 Prior to the commencement of that part of the development relating to the teaching and sports centre buildings detailed plans showing the location and extent of the photovoltaic cells to be installed on the building, demonstrating a minimum cell area of 400m<sup>2</sup> and minimum 56.25 kW<sub>peak</sub> output in accordance with the approved energy statement and addendums shall be submitted to the Local Planning Authority and approved 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.

- 11 Prior to the commencement of that part of the development relating to the sports centre building full details of the rainwater collection system at the sports hall building should be provided and approved in writing by the Local Planning Authority. The development should be constructed and thereafter maintained in accordance with the approved details.

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.

- 12 Prior to commencement (excluding demolition) of the development, full details of the sustainable drainage strategy including permeable surfacing on the MUGA and All weather pitch and 283m<sup>2</sup> attenuation shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to reduce run off rates by 50% for all storms up to and including a 1:100 year storm with a 20% provision for climate change. Details shall include a lifetime maintenance plan, and shall thereafter be retained and maintained in accordance with the approved details.

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.

- 13 Full details in respect of the green roof in the area indicated in the approved sustainability statement addendum shall be submitted to and approved by the local planning authority before that part of the development relating to the teaching building commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

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 The first and second floor windows within the southern flank elevation of the proposed teaching block shall be obscurely glazed and permanently fixed shut to a height of 1.8m from finished floor level.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies 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.

- 15 The ground floor music practice rooms within the southern flank elevation of the new teaching block building hereby approved shall be closed between the hours of 6pm and 8am Monday to Friday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies 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 The trees to be retained shall be protected during construction work in accordance with the tree protection strategy set out within the Landscaping Strategy hereby approved. 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.

- 17 The sports centre building hereby approved shall not be used between 2100 hours and 0800 hours Monday to Sunday other than in connection with cleaning or maintenance or as may otherwise have been agreed in writing by the Local Planning Authority.

Reason: To ensure that the amenity of occupiers in surrounding premises are not adversely affected by noise from activities or people at or leaving the site in accordance with policy CS5 of the Camden Core Strategy and policies DP26 and DP28 of the Camden Development Policies of the Camden Local Development Framework.

18\* Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be kept on site and adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

The Construction Method Statement shall also provide the opportunity for the developer to consult with local residents about plans for construction providing them with an opportunity to voice any legitimate concerns about the proposals.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

19\* Highways and Level Plans

No development shall commence until details of the necessary highway works required in connection with the development have been agreed in writing by the Local Planning Authority.

Reason: To ensure that the scheme has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment, in accordance with policies CS5, CS11 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

20\* Sustainability

The development shall achieve a 'Very Good' rating under BREEAM with a minimum total score of 60%, including 40% of the un-weighted credits in the Materials category, 50% of the un-weighted credits in the energy category and 60% of the un-weighted credits in the water category. The development shall not be occupied until evidence of a final BREEAM Report and evidence that this has been submitted to the Approval Body (or any such equivalent national measure of sustainability for home design which replaces that scheme) demonstrating that BREEAM 'Very Good' has been achieved has been issued, including evidence on emissions. A final BREEAM certificate shall be supplied within 3 months of occupation.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of 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.

21\* Energy

The development shall be built in accordance with the approved energy and sustainability statement and addendums. Prior to occupation evidence demonstrating that the development has been constructed in accordance with the measures stated in the approved energy and sustainability statement and addendums to achieve a total 30% reduction in CO2 emissions (and 11.5% at the 'be lean' stage through energy efficiency measures) below the Part L 2013 baseline in the new build elements of the scheme and to achieve an 11 tonne CO2 reduction in building 3 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of 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\* School Travel Plan

The development shall not be occupied until an updated School Development Travel Plan setting out measures for promoting sustainable transport modes for staff and visitors to the school has been submitted to and approved in writing by the local planning authority in consultation with Transport for London. The measures contained in the Travel Plan shall at all times remain implemented.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

23\* Need for a legal agreement

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement, no works shall be progressed on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with \* in this notice of planning permission.

Informatives:

- 1 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).
- 2 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. This is in order that all wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).
- 3 In the event that any protected species are discovered during the course of construction, works should stop immediately and an ecologist contacted to provide advice on how to proceed. A protected species survey from Natural England would then be required.
- 4 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel.No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/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.

- 5 There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.
- 6 You are advised that a Pre-Demolition Asbestos Survey should be carried out before any works on site commence. This shall include an intrusive pre-demolition asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and must be approved prior to commencement of the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the local planning authority prior to occupation.
- 7 You are advised that the colour of the render on the southern flank elevation of the new teaching block facing the residential properties in Menelik Road shall be grey (closest RAL Ref 7035) as shown on the drawings hereby approved and set out in the email from Jestico & Whiles dated 30/06/2015.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment