

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

Application Ref: **2015/4152/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

15 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Hampstead School
Westbere Road
London
NW2 3RT

Proposal:

Details pursuant to Conditions 5 (remediation measures prior to development commencing only) and 18 (Construction Management Plan) of planning permission 2015/1672/P, dated 17/07/2015, for 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: Curtins Remediation Strategy dated 17/07/2015 and Wates Construction Management Plan

The Council has considered your application and decided to grant permission.

Informative(s):



1 Reasons for granting permission:

The application seeks to discharge Conditions 5 (remediation measures prior to development commencing only) and 18 (Construction Management Plan) of planning permission 2015/1672/P, dated 17/07/2015, for demolition of the 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.

Condition 5 requires that at least 28 days before development commences, a written scheme of remediation measures shall be submitted to and approved by the local planning authority. It also requires a further written report detailing the remediation undertaken to be submitted to and approved by the local planning authority prior to occupation.

A Remediation Strategy, prepared by Curtins (dated 17/07/2015) has been submitted as part of this application to discharge the requirements of the first part of the condition. The strategy has been reviewed by the Council's Environmental Health Section who consider its content sufficient to discharge the requirements of the first part of Condition 5.

Condition 18 requires a Construction Management Plan to be submitted and approved in writing by the local planning authority before the development (including any works of demolition) takes place.

A Construction Management Plan, prepared by Wates Construction, has been submitted as part of this application to discharge the requirements of the condition. The plan has been reviewed by the Council's Transportation Section who consider its content sufficient to discharge the requirements of Condition 18.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the relevant requirements of Conditions 5 and 18 and the details are in general 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.

- 2 You are advised that Condition 5 cannot be fully discharged until the remediation works have been completed and a verification report is submitted and approved by the local planning authority prior to occupation.
- 3 You are advised that Conditions 4 (cycle parking), 5 (remediation measures prior to

occupation), 6 (contamination following demolition of Building 6), 7 (plant equipment), 9 (biodiversity), 10 (renewable energy), 11 (rainwater collection system), 12 (sustainable urban drainage), 13 (green roof), 19 (highway levels), 20 (sustainability), 21 (energy) and 22 (school travel plan) of planning permission 2015/1672/P remain outstanding.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment