

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

Application Ref: **2015/4261/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

18 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 12 (Sustainable Drainage Strategy) and 19 (Highways and Level Plans) 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: Wates Sustainable Drainage Strategy dated 22/07/2015; L01690/DR01 Rev C1 - Proposed Drainage Layout; L01690/DR01 Rev C1 - Proposed Drainage Layout - a) Annotated Layout; Curtins Consulting Engineers Micro Drainage Calculations; Polystorm-R Modular Cell Details; Curtin's Flood Risk Assessment dated 13/03/2015; and Jestico and Whiles letter dated 24/07/2015.

The Council has considered your application and decided to approve details.



Informative(s):

1 Reasons for granting permission:

The application seeks to discharge Conditions 12 (Sustainable Drainage Strategy) and 19 (Highways and Level Plans) 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 12 requires 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 283m² attenuation to be submitted to and approved in writing by the local planning authority. The condition requires the drainage system to 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 and for a lifetime maintenance plan to be provided.

A Sustainable Drainage Strategy, prepared by Wates (dated 22/07/2015), Flood Risk Assessment, prepared by Curtins (dated 13/03/2015), Proposed Drainage Layout and accompanying Micro Drainage Calculations and Polystorm-R Modular Cell details have been submitted as part of this application to discharge the requirements of the condition. The details submitted have been reviewed by the Council's Sustainability Section who consider the details submitted sufficient to discharge the requirements of Condition 12.

Condition 19 requires that no development commence until details of the necessary highway works required in connection with the development have been agreed in writing by the Local Planning Authority.

The Jestico and Whiles letter dated 24/07/2015 states that the proposal does not require any changes to the existing vehicular access arrangements to the site. The details submitted have been reviewed by the Council's Transportation Section who consider them sufficient to discharge the requirements of Condition 19.

No objections have been received prior to making this decision. The sites 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 12 and 19 and the details are in general accordance with policies CS5, CS11, CS13, CS16 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20, DP21, DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 2 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), 13 (green roof), 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', written in a cursive style.

Ed Watson
Director of Culture & Environment