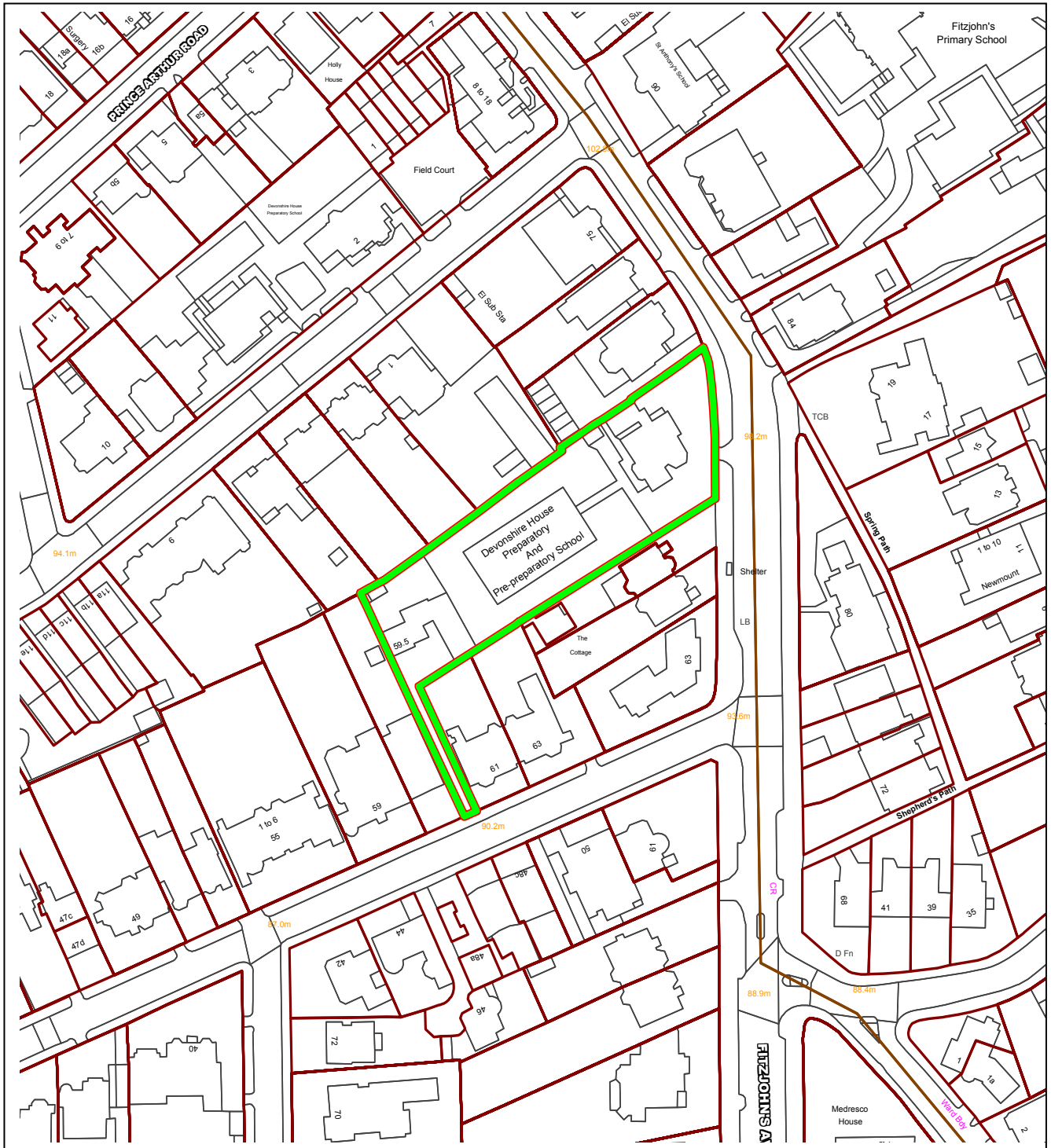


2015/1635/P - Devonshire House School, 69 Fitzjohn's Avenue Site location plan



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2015/1635/P - Devonshire House School, 69 Fitzjohn's Avenue Photos

1. Rear elevation



2. Rear view showing relationship with neighboring property.



Delegated Report		Analysis sheet	Expiry Date:	13/05/2015
(Members' Briefing)		N/A	Consultation Expiry Date:	07/05/2015
Officer			Application Number(s)	
Jenna Litherland			2015/1635/P	
Application Address			Drawing Numbers	
Devonshire House School 69 Fitzjohn's Avenue London NW3 6PD			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Extension of the existing basement area, new light wells to the south and north elevations and the erection of a glazed flat roof rear extension.				
Recommendation(s):		Grant conditional planning permission subject to a S106 legal agreement.		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	76	No. of responses	06	No. of objections	06
Summary of consultation responses:	<p>A site notice was displayed from 10/04/2015 until 01/05/2015 and a press notice displayed from 16/04/2015 until 07/05/2015</p> <p>6 objections received from the following addresses: 63 Netherhall Gardens, 14 Arkwright Road, 16A Maresfield Gardens and 65, 71g and 71 Fitzjohns Avenue</p> <p>Commenting as follows:</p> <ol style="list-style-type: none"> 1. There is a current planning breach of pupil numbers as it is currently 648. This should be enforced 2. Pupil numbers were supposed to be capped at 200 3. Heavy traffic from deliveries, workmen, and guests 4. Unacceptable pollution following parents sitting in their cars waiting for children with engines running 5. Parking is a nightmare morning and afternoon 6. Loud noise from pupils 7. Pavements are impassable with parents picking up their children 8. No rubbish bins 9. No need for a staff room 10. Private school does little for the local community 11. The basement extension will set a dangerous precedent in the area <p><u>Officer response</u></p> <p>1, 2, 3, 4, 5, 6) See site history, 'principle of extensions to school' and 'impact on traffic & parking conditions'.</p> <p>7) and 8) These are management issues for the school</p> <p>9) and 10) This is not a material planning consideration and would not form a justifiable reason for refusal</p> <p>11) Each planning application is assessed on a case by case basis and by allowing basement extension here would not set a precedent for other sites</p>					

Fitzjohns/Netherall CAAC

Redington/Frognaal Association – object to:

1. The further increase in pupil numbers – supposed to have been capped at 200 whereas the school already has 648 pupils onsite in Fitzjohns Avenue.
2. The school largely draws pupils from outside the immediate area
3. The agreed School Travel Plan is not enforced
4. Pupils are invariably driven to school by car, causing massive air pollution, exceeding EU maxima and causing health effects for young school children.
5. The additional cars causes misery for existing residents in Arkwright Road
6. Overdevelopment on this already crowded site.
7. There should be large-scale tree planting on both sides of Arkwright Road to mitigate some of the air pollution caused.

Church Row and Perrins Walk Neighbourhood Forum object to:

8. Additional traffic to Fitzjohn's Avenue contrary to policy DP16
9. The school should not be allowed to increase its capacity until it has conclusively demonstrated that it has reduced its pupil numbers below 581.
10. Over concentration of schools in NW3 (currently 55) is responsible for serious congestion just before and after school, and that the extra cars are adding to N02 pollution

Officer response

- 1, 2, 3, 4, 5) See site history, 'principle of extensions to school' and 'impact on traffic & parking conditions'.
- 6) See 'design and conservation'
- 7) This is noted however the Council cannot insist on tree planting for a scheme of this scale. No trees would be adversely affected by the proposal.
- 8) There may be an increase in traffic during construction works however this would be temporary. A Construction Management Plan is to be secured via S106 legal agreement to limit the impact of construction vehicles on the surrounding area. See paragraph 5 below.
- 9) and 10) There would be no increase in pupil numbers as a result of the proposals.

Site Description

The application property is located within the Fitzjohns Netherhall Conservation Area. No 69 is used as Devonshire House School and is a four storey building dating from 1877. It is not statutory listed. The building is noted in the Fitzjohns Netherhall CA statement as making a positive contribution to the Conservation Area.

The building is a detached building which has been previously extended at the rear. The site currently uses a teaching room on the ground floor for serving lunches with an existing basement area for the kitchen.

The school is spread across other sites including adjacent land at number 2-4 Arkwright Road, 6 Arkwright Road and the Long Hall.

Relevant History

2012/3910/P- Erection of roof extension to single storey outbuilding to create additional classroom space to existing school (Class D1). **Approved on 26/02/2013**

2005/0151/P - Removal of condition 4 (restricting number of school pupils to 200 on the school roll) attached to planning permission dated 21.11.00 (ref: PWX0002203R1) for the replacement of the existing rear extension by the erection of a single storey rear extension to provide dining and wet weather facilities and staff office. **Withdrawn.**

PWX0002203 - Replacement of existing rear extension by the erection of a single storey rear extension to provide dining and wet weather facilities and staff office. **Granted 20/11/2000**

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS16 (Improving Camden's health and well-being)

CS18 (Dealing with our waste and encouraging recycling)

CS19 (Delivering and monitoring the Core Strategy)

DP15 (Community and Leisure uses)

DP16 (Transport implications of development)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and 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)

Camden Planning Guidance

CPG1 Design 2015

CPG3 Sustainability 2015

CPG 4 Basement and Lightwells 2015

CPG6 Amenity 2011

CPG7 Transport 2011

CPG8 Planning Obligations 2015

Fitzjohns/ Netherhall Conservation Area Statement 2001

NPPF 2012

London Plan 2015 with alterations since 2011

Assessment

Proposal

- 1.1 The application proposes both extensions and alteration works at the school located at 69 Fitzjohn's Avenue. The works comprise of :
- An extension of the existing basement with an excavation area of 168sqm. The larger basement extension area would be 133.8 sqm and this would consist of a Dining Hall, replacement teaching room and a catering area. A plant room has been included with an area of 15.3 sqm. The basement would lead straight onto the garden area. The basement excavation would involve a maximum depth of 3metres.
 - A new lightwell measuring 3.9m by 3.2m would be located to the north of the building at ground floor which would be adjacent to the teaching room. 1.1m high metal railings would surround the lightwell.
 - A new lightwell measuring 6.9m by 1.83m would be located to the south of the building at ground floor which would be adjacent to the teaching room.
 - The proposal would see the non-original full width rear extension replaced with a lobby area and teaching staff room with a total area of 75sqm. The depth of the extension would be stepped with a maximum depth of 5.5metres for the teaching staff room. It would have a total width of 20m. The extension would be finished with a flat green roof and a rainscreen canopy.
 - 2 x boiler units to be located in the proposed boiler room in the north corner with exhaust flues terminating within the north lightwell
- 1.2 This application is assessed against the following material planning considerations:
- Principle of extension
 - Design and conservation
 - Impact on neighbouring properties
 - Basement impact
 - Impact on traffic & parking conditions
 - Sustainability and energy
 - Noise
 - Trees

Principle of extensions to the school

- 1.3 The Applicant states that the purpose of the proposed extensions is for internal space re-planning at ground and basement level and to improve some of the existing school facilities. The Design and Access statement states that school lunches are currently served in a teaching room on the ground floor which is also used for tuition, music and other school uses whilst the kitchen is located at basement level. The proposals involve the erection of an additional 130sqm in the basement and 75sqm at ground floor level, with a total increase in floorspace of 205sqm. The additional facilities provided include a dining hall, kitchen, catering and plant rooms at basement level. The existing dining room/hall at ground floor level is proposed to be used as a school hall (with the dining element relocated to the new hall at basement level). The applicant has confirmed that this hall is not an additional facility, moreover it improves the facilities by separating out the general hall function (i.e. for assemblies) and the dining element.

- 1.4 The 2000 permission for extensions (PWX0002203) added a condition which stated *“The numbers of pupils accommodated by the school shall not be increased beyond the existing number of 200 pupils on the school roll, as a result of the extension hereby approved.”* Since the year 2000, the number of pupils at this school site has increased above 200. Although the overall school roll has increased in the interim, in order to take enforcement action it would be necessary to demonstrate that the additional numbers have arisen in connection with the approved extension. This is not considered to be a reasonable proposition.
- 1.5 Paragraph 2.6 of the Transport Statement states that there are currently 228 pupils based at the application site and a total of 652 pupils on roll at the school (including the other sites specified in the site description). The Transport statement says *“The proposals in the plan submitted are not for development of extra classrooms but for improvements to buildings and thus the development will not in itself generate any significant vehicular traffic. Given the above, the proposals will not result in any change to the trip generating characteristics of the site and as a consequence the effect of the proposals on the local transport network will be negligible”* (paragraphs 6.5 and 6.6). Whilst the application does not explicitly state that there would be an increase in numbers, the Council has concerns that an increase in the floor area of this site by 205sqm would over time lead to an increase in pupil numbers. This would have a knock-on effect on the local transport network which is already stretched due to the number of schools in the local area.
- 1.6 In order to overcome this concern a condition would be imposed on this permission to ensure that the proposed dining hall, kitchen, catering and plant rooms at basement level shall not be used as classrooms for activities commensurate with classrooms and the former classroom in the eaves of the property shall not be used for purposes other than as a special tutoring room and no more than 228 pupils shall be based at the site. This would ensure that the proposal would not result in further private motor vehicle trip generation and addition to local traffic congestions.

Design and Conservation

- 1.7 The proposed replacement extension at ground floor level would be larger than the existing extension. The extension would provide a lobby area and teaching staff room. The extension would see the loss of the non-original rear extension which is not considered to be of exemplary design. The new addition would have an increased projection from the main building of 1.7m compared to the existing rear extension. The extension would have one height unlike the existing which has varying heights and roof pitches. The loss of the timber structure which is used as a staff room is welcomed.
- 1.8 The Redington/Frognaal Association have objected to the application on the grounds that the extensions are an overdevelopment of the site. The new extensions would be glazed and would have a lightweight appearance which is considered to have an improved relationship with the host property. It would appear as a secondary addition and would not appear overbearing in the context of the host property. The scale, height, width and appearance of the proposed extension is considered to be acceptable in design terms and would help to preserve the character and appearance of the Conservation Area.
- 1.9 The basement extension would see an increase in area which would allow for the addition of a dining hall area and a new teaching room. The basement extension would be constructed of brick; with brickwork proposed to match the existing host property. The rear façade of the extension would be predominantly glazed to give a lightweight appearance.
- 1.10 There are two lightwells proposed, accessed via steps from ground floor level. The proposed lightwells would allow for adequate lighting to the area below. These are considered to be

sympathetic to the existing building and would not detract from the character and appearance of the building or the Conservation Area.

Impact on neighbour amenities

- 1.11 The rear extension extends across the full width of the site (similar to the existing extensions) is considered acceptable in that it is making good what already exists at ground floor level. Whilst there is an increase in the amount of fenestration on the rear elevation this is considered to be acceptable as this would face solely onto the rear garden and would not overlook neighbouring gardens or any nearby residential windows.
- 1.12 The proposed extensions at ground and basement level would not have an adverse impact on the neighbouring properties in terms of loss of daylight/sunlight, overlooking or loss of privacy by virtue of its scale and siting in relation to neighbouring properties.

Basement impacts

- 1.13 The proposed basement would allow for increase activities within the school in a more spacious manner. The Basement Impact Assessment (BIA) was carried out by an established firm GEA and the authors have the suitable qualifications in order to produce a report on hydrology.
- 1.14 5.2 The BIA was independently assessed by Campbell Reith to review the BIA for potential impact on land stability and local ground and surface water conditions arising from the basement development. The BIA indicated that the basement will generally be excavated and supported by underpins. The basement will be located within the Claygate member. Proposals to undertake a trial excavation close to the basement area are acceptable. As the basement is adjacent to an existing basement and will be located away from other properties and the highway, a ground movement assessment is not required.
- 1.15 Campbell Reith have concluded that the BIA is adequate and in accordance with policy DP27 and guidance within Camden Planning Guidance 4 (Basements and Lightwells) 2015. The applicant has satisfactorily demonstrated that the propose basement excavation and basement extension would not cause harm to the built and natural environment and would not result in flooding or ground instability. No further details have been requested and it is not considered a Basement Construction Plan is required. A condition to ensure the excavation is carried out by qualified engineers is recommended.

Impact on traffic & parking conditions

- 1.16 The area is currently under pressure from school run trips generated from an abundance of education centres located within a short distance of this site including, Fitzjohn's Primary School (located 150 metres away), Henderson Court Day Centre (200 metres), University College Senior School (250 metres), St Mary's School (250 Metres), North Bridge House Senior School (200 metres) and The Tavistock Children Day Unit (300 metres). The CPZ is also the most restricted area in the borough with 111 parking permits for every 100 spaces available. The Transport Statement says that no extra pupils proposed on the site as part of this application and thus the development it would not in itself generate any significant vehicular traffic.
- 1.17 The applicant has advised in email correspondence that there would not be an increase in the number of pupils. However the numbers of pupils has increased over the last 15 years and the increase in floor area by 200sqm would add additional capacity to the school facilities, which has the potential to further expansion elsewhere within the school campus.

- 1.18 The evidence supplied by the Applicant has indicated that there would be no additional pupils. In order to ensure that the additional 200sqm of new floorspace would over time not be used for additional pupils a condition is imposed which would ensure that the proposed dining hall, kitchen, catering and plant rooms at basement level shall not be used as classrooms for activities commensurate with classrooms and the former classroom in the eaves of the property shall not be used for purposes other than as a special tutoring room and no more than 228 pupils shall be based at the site. This will ensure that the proposal would not result in an increase additional car journeys to and from the site, have implications for the local transport network and the extent of air pollution. Concerns have been raised from local groups about the potential impact of the development on air quality of the area. However, given that there would not in increase in traffic this is not considered to be an issue.
- 1.19 The proposal does not include any additional cycle parking, as the uplift in space is only 168sqm and there would be no additional pupils. There is currently cycle parking for 10 spaces for pupils at the school. Table 6.3 of the London Plan states that for Long Stay cycle parking there should be 1 space per 8 pupils and 1 space per 8 staff and for short stay 1 space per 100 pupils. Given that the specific school site in which the application relates has 227 pupils and 79 staff the school would be required to provide 29 long stay spaces for pupils, 10 for staff and 3 short stay spaces for visitors. If there is no increase in pupil numbers it is not considered that all 29 spaces would be required however the Applicant has agreed to provide 20 new long stay spaces. These new spaces are considered important in order to achieve sustainable development in this area and cycle spaces would be secured by condition.
- 1.20 The proposal involves basement excavation and construction works. These works are likely to increase the number of construction vehicle movements during the overall construction period. The main concern is public safety but we also need to ensure that construction traffic does not create traffic congestion. The current proposal may lead to a variety of amenity issues for the locality such as noise, vibration, air quality. This is of huge importance in what is mainly a residential area. The council would need to ensure that the extensions proposed can be implemented without being detrimental to the amenity or the safe and efficient operation of the highway network in the local area. The applicant has submitted a draft Construction Management Plan to address these issues however it is recommended that a final construction management plan (CMP) would be secured via a section 106 legal agreement.
- 1.21 There is the potential for the proposed works to lead to damage to the footways and carriageways directly adjacent to the main access to the site on Arkwright Road. A financial contribution would need to be secured by way of a section 106 legal agreement in order to repair any damage to the highway.

Sustainability and energy

- 1.22 The applicant has chosen sustainable design features which would allow the development to achieve the maximum CO2 savings. The aim is to achieve the maximum possible CO2 emissions reductions when compared with Part L 2013 building regulations. The main strategy which has been proposed for an efficient supply of energy would consists of replacing the existing boilers with a combination of a Combined Heat and Power [CHP] plant plus a highly efficient condensing boiler. The proposed development would achieve a 21.93% CO2 emission reductions by applying an efficient supply of energy. This equates to a total reduction of 25.6% in CO2 emissions when compared with the baseline. The applicant has not chosen any green measures such as solar panels, and it is agreed that the site is restricted and there would be no available space. A condition would be added requiring that the measures outlined in the Energy Statement and Sustainability Statement are implemented.

Noise

- 1.23 Policy DP28 states that the Council will not grant planning permission for development likely to generate noise pollution or development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided. According to Table E of policy DP28 (page 133 of Camden Development Policies) noise at 1m external to a sensitive façade shall be at least 5dB(A) or noise that has a discrete continuous note at 1m external to a sensitive façade shall be at least 10 dB(A) below the existing background noise level.
- 1.24 The proposed location of the 2 boiler units in the boiler room at basement level has been designed to be away from the closest noise sensitive receptors, the southernmost windows of the southwest elevations of number 71 Fitzjohns Avenue (6metres away). The Applicant has submitted a Noise Impact Assessment which predicts noise levels at the closest noise sensitive windows. It recommends that in order to meet the Council's standard noise criteria, a duct attenuator is added to each of the exhaust flues of the two boilers.
- 1.25 A condition would be added requiring that the above attenuation measures be implemented prior to operation of the plant. A standard condition would also be recommended requiring that the noise level at sensitive adjoining frontages not exceed local authority standards.

Trees

- 1.26 The applicant has submitted an Arboricultural Report which is considered sufficient to demonstrate that the scheme could be implemented without adversely affecting the trees to be retained both on and off site in line with BS5837:2012 – Trees in relation to design, demolition and construction. The application proposes the removal of T2, a 4m high category C yew tree. This has been considered acceptable by the Council's Tree Officer and the loss of the tree would not be harmful to the character of this part of the Conservation Area due to the small size of the tree and the low level of visual amenity the tree provides. However it is recommended that a condition is added requiring the replacement of the tree and details to be submitted via approval of details.
- 1.27 The proposed encroachment into the Root Protection Area of T6 is considered to be of low impact and therefore acceptable. Two conditions are required, one requesting tree protection details and an arboricultural method statement to be submitted prior to the commencement of any works on site and landscaping details to include a replacement yew tree.

CIL

- 1.28 The proposal would not be liable for either the Mayor of London's or Camden's Community Infrastructure Levy (CIL) as it relates to development in connection with educational use which is exempt.

Recommendation

It is recommended that conditional planning permission is granted subject to a S106 legal agreement to secure:

- A Construction Management Plan; and
- A Highways Contribution.

DISCLAIMER

Decision route to be decided by nominated members on Monday 14 March 2016. For future information

please go to www.camden.gov.uk and search for 'members briefing'.

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www.camden.gov.uk/planning

Application Ref: **2015/1635/P**

10 March 2016

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**Devonshire House School
69 Fitzjohn's Avenue
London
NW3 6PD**

Proposal:

DECISION
Extension of the existing basement area, new light wells to the south and north elevations and the erection of a glazed flat roof rear extension.

Drawing Nos: Site location plan, Block plan, (Existing drawings prefix 421.) S01revB, S02revB, S03revB, S04, S05revB, S06revB, S07revB, S08revB, S09revB, S10revB, (Proposed drawings prefix 421.) 01revB, 02revB, 03revB, 04, 05revB, 06revB, 07revB, 08revB, 09revB, 10revB, Planning Statement dated March 2015 prepared by Crawford and Gray Architects Ltd, Design and Access Statement dated March 2015 prepared by Crawford and Gray Architects Ltd, Desk Study & Basement Impact Assessment Report dated March 2015 by GEA, Conisbee Basement Impact Assessment - Structural Proposals and Suggested Construction Sequence dated 10th March 2015, Arboricultural and Planning Integration Report: Revision A dated 25/11/2015 by GHA trees arboricultural consultancy, Noise Impact Assessment Report by Environmental Equipment Corporation Ltd dated 09/03/2015, Environmental Assessment Report - Energy Statement dated 17/03/2015 by Eco Studio Ltd, Environmental Assessment Report - Sustainability Statement dated 18/03/2015 by Eco Studio Ltd, Construction Environmental Management Programme dated 16/03/2015, Construction Traffic Management Plan dated 16/03/2015 and Transport Statement dated June 2015 by TTP consulting.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan, Block plan, (Existing drawings prefix 421.) S01revB, S02revB, S03revB, S04, S05revB, S06revB, S07revB, S08revB, S09revB, S10revB, (Proposed drawings prefix 421.) 01revB, 02revB, 03revB, 04, 05revB, 06revB, 07revB, 08revB, 09revB, 10revB.

Supporting documents:

Planning Statement dated March 2015 prepared by Crawford and Gray Architects Ltd, Design and Access Statement dated March 2015 prepared by Crawford and Gray Architects Ltd, Desk Study & Basement Impact Assessment Report dated March 2015 by GEA, Conisbee Basement Impact Assessment - Structural Proposals and Suggested Construction Sequence dated 10th March 2015, Arboricultural and Planning Integration Report: dated 23/02/2015 by GHA trees arboricultural consultancy, Noise Impact Assessment Report by Environmental Equipment Corporation Ltd dated 09/03/2015, Environmental Assessment Report - Energy Statement dated 17/03/2015 by Eco Studio Ltd, Environmental Assessment Report - Sustainability Statement dated 18/03/2015 by Eco Studio Ltd, Construction Environmental Management Programme dated 16/03/2015, Construction Traffic Management Plan dated 16/03/2015 and Transport Statement dated June 2015 by

TTP consulting.

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

- 4 Before the development commences, details of secure and covered cycle storage area for 20 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 the new extension, 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.

- 5 Prior to occupation of any relevant part of the development, the applicant will have constructed and implemented all the measures contained in the Eco Studio Energy Statement dated 17th March 2015 and Sustainability Statement dated 18/03/2015, Such measures shall be permanently retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation 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.

- 6 Before the use commences, the boiler units shall be provided with duct attenuators on each of the exhaust flues in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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

- 7 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development

Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 8 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy 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.

- 9 Prior to the commencement of any works 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.

- 10 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, 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 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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

- 12 The proposed dining hall, kitchen, catering and plant rooms at basement level and the hall at ground floor shall not be used as classrooms or activities commensurate with classrooms and the former classroom in the eaves of the property shall not be used for purposes other than as a special tutoring room and no more than 228 pupils shall be based at the site.

Reason: To ensure the proposed development would not result in an increase in private vehicle trips which would harm the already congested local transport network. in accordance with policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the core strategy) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 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 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.
- 3 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.

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.

Yours faithfully

Culture and Environment Directorate

DRAFT

DECISION