

Delegated Report (Delegated)		Analysis sheet		Expiry Date:	30/09/2016
		N/A / attached		Consultation Expiry Date:	28/07/2016
Officer			Application Number(s)		
Gideon Whittingham			2016/3505/P		
Application Address			Drawing Numbers		
Parliament Hill School and William Ellis School Highgate Road LONDON NW5 1RL			Refer to Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Variation of conditions 2 (approved plans), 32 (achieve BREEAM 'excellent' rating) and 33 (BREEAM 2014 Pre-Assessment and Sustainability Statement Report) of planning permission 2014/7683/P dated 29/06/2015 (for Redevelopment including 3 storey building along southern boundary (Parliament Hill School); 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); NAMELY to change the BREEAM rating to 'very good'.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Variation or Removal of Conditions			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. notified	902	No. of responses	00
Summary of consultation responses:	Site notice: 06/07/2016 – 27/07/2016 Press notice: 07/07/2016 – 28/07/2016			
CAAC/Local groups comments:	<p>The Dartmouth Park CAAC commented:</p> <p><i>The energy down rating and the changes to the LaSwap building have been noted:</i></p> <ol style="list-style-type: none"><i>1. Unsuitable location upon green corridor,</i><i>2. loss of symmetry in the view of the main building</i> <p>Officer Comment: The principle of this development, its location within the site and its depth within the ground has been dutifully assessed and permitted. This permission relates to energy and sustainability measures proposed</p> <p>.</p> <p>WYG on behalf of the City of London Corporation:</p> <ol style="list-style-type: none"><i>1. The City has concerns that the removal of green walls and the increased expanse of insulated render will result in the building having a more pronounced appearance, particularly from the Heath and is unsympathetically detailed.</i><i>2. LESWAP: No comment</i><i>3. William Ellis School: the extension on the northern side of the site results in an additional building within close proximity to the City's boundary and will result in a more prominent appearance. An overall loss of games court on site</i> <p>Officer Comment:</p> <ol style="list-style-type: none">1. The use and extent of green walls to screen the buildings throughout the site remains as per the extant scheme and would be secured by condition.2. Noted3. The principle of this development, its location within the site has been dutifully assessed and permitted. This permission relates to detailed design alteration of adjacent buildings.			

Site Description

The application relates to the Parliament Hill and William Ellis schools located on the western side of Highgate Road. The schools are located within the Dartmouth Park Conservation Area and the Hampstead and Highgate Ridge Area of Special Character.

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 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 confirms that only the main building on-site, the Edwardian Morant building, is of architectural and historic interest.

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 generally protected. The site is not located within an Archaeological Priority Zone as defined in the Borough's Unitary Development Plan Proposals Map.

Relevant History

2014/7683/P: 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.

Granted Planning Permission subject to conditions and a Section 106 Legal Agreement - 29/06/2015

2016/3512/P: Variation of condition 2 (approved plans) of planning permission 2014/7683/P dated 29/06/2015 (for Redevelopment including 3 storey building along southern boundary (Parliament Hill School); 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); NAMELY to make changes to the footprint, height and detailed design (Parliament Hill School), alteration to courtyard and access (William Ellis School) and amended roof and associated works (LaSwap Sixth Form).

Currently under consideration.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

Camden Local Plan Policies

G1 Delivery and location of growth
CC1 Climate change mitigation
CC3 Water and flooding
CC4 Air quality
C1 Health and wellbeing

Camden Planning Guidance (CPG)

CPG1 (Design)
CPG3 (Sustainability)
CPG6 (Amenity)

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

Assessment

1. Background:

1.1 To ensure a sustainable and resource efficient development, permission was approved at Development Control Committee (12th March 2015) for the redevelopment of the site with the following conditions:

Condition 32: The development shall achieve a minimum BREEAM 'Excellent' including targets of 60% in energy, 60% in water and 40% in materials categories. The development shall not be occupied until evidence of a final Code Certificate (or any such equivalent national measure of sustainability for home design which replaces that scheme) certifying that BREEAM 'Excellent' has been achieved, has been issued.

Condition 33: The development shall not be carried out other than in complete accordance with the submitted BREEAM 2014 Pre-Assessment and Sustainability Statement Reports

2. Proposal:

2.1 The proposal seeks to amend the above conditions:

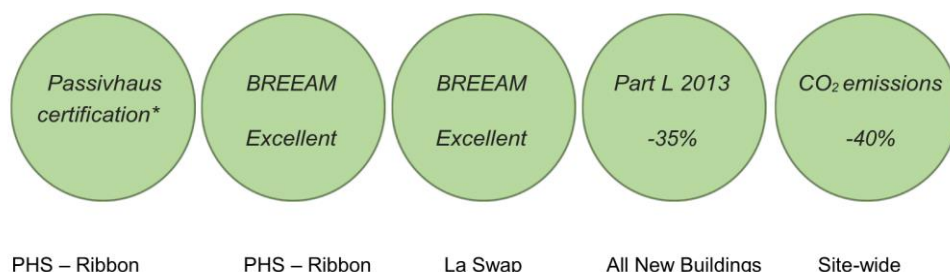
- Achieve a minimum BREEAM 'Very Good' including targets of 60% in energy, 60% in water and 40% in materials categories.

3. Assessment

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

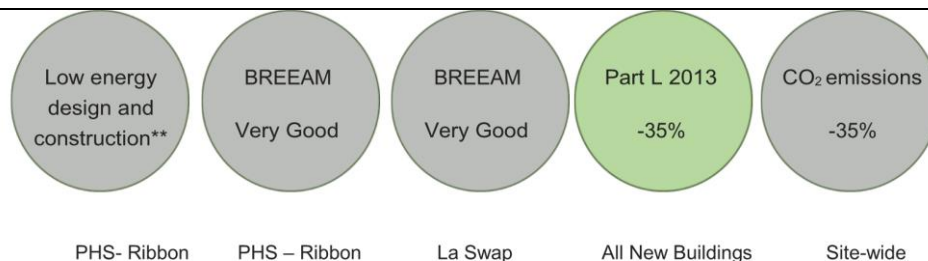
- Sustainability and energy strategy

3.2 The five key sustainability commitments of the approved scheme were as follows:



* 15 kWh/m²/yr for heating and 60 kWh/m²/yr for all energy use

3.3 The impetus for the changes listed in 2.1 are a result of value engineering. As a result, the revised sustainability commitments have been amended as follows:



** 45 kWh/m² for heating and 100 kWh/m² for all energy use

3.4 A list of specific credits which will no longer be targeted are as follows:

BREEAM category	Ref	Credit name	Change	Details (to be confirmed by Hoare Lea)
Management	Man 01	Sustainable procurement	- 1	No thermographic survey post construction, together with remedial measures where required.
Management	Man 03	Construction site impacts	- 1	No monitoring of transport-related CO ₂ emissions.
Management	Man 05	Life cycle cost	- 1	No Life Cycle Costing analysis.
Health and Wellbeing	Hea 01	Visual comfort	- 2	As the Sports Hall is causing the Ribbon Building to fail to comply with the BREEAM daylight requirements, additional windows or rooflights would be required to comply. These additional windows/rooflights are not proposed. No blinds on windows.
Health and Wellbeing	Hea 02	Indoor air quality	- 1	Reduced credits due to change of ventilation system (centralised system to decentralised system which does not meet the BREEM requirement re intake/exhaust separating distance. No post-construction air quality testing.
Health and Wellbeing	Hea 06	Safety and security	- 1	No input from security consultant and therefore no requirement for additional measures.
Energy	Ene 08	Energy efficient equipment	- 1	No requirement for the Schools' procurement policy for all new computers, white goods and other equipment to comply with BREEAM criteria, e.g. energy performance rating.
Water	Wat 03	Water leak detection	- 1	Omission of major leak detection system on the incoming water main between the site boundary and building.
Materials	Mat 01	Life cycle impacts	- 1	Lower aspirations for Green Guide ratings.
Materials	Mat 02	Hard landscaping	- 1	No requirement for Green Guide rating of hard landscaping and fencing (e.g. no requirement for a recycled sub-base and recycled stone slabs/paving)
Materials	Mat 03	Responsible sourcing	- 2	No responsible sourcing requirement for procurement.
Materials	Mat 04	Insulation	- 1	Lower aspirations for Green Guide ratings.
Waste	Wst 01	Construction waste	- 1	Reduced targets for construction waste generation.
Ecology	Le 04	Enhancing site ecology	- 2	No input from qualified ecologist on potential improvements and therefore no requirement for additional measures.
Ecology	Le 05	Long term impact on biodiversity	- 2	No 5-year habitat management plan.
Pollution	Pol 02	NOx emissions	- 1	NOx emissions limit raised from 40 mg/kWh to 70 mg/kWh.
Pollution	Pol 03	Surface water run-off	- 1	No additional requirements regarding oil/petrol separators and sustainable drainage systems

3.5 Current policy now expects all non-domestic developments of 500 sqm or above to achieve BREEAM “Excellent”. When consent was actually granted however, the policy requirement was BREEAM “Very Good” and this scheme went beyond the policy requirement at the time. Upon review by Energy and Sustainability Officers, it is acknowledged that the scheme maintains a high level of ambition in terms of environmental measures including targets of 60% in energy, 60% in water and 40% in materials categories. In this context and given the date and policy requirements at the time of consent, the change in rating is acceptable.

3.6 Given that no relevant material objections to the application have been received from a Conservation Area Advisory Committee, a residents or amenity group or Ward Councillor, or three or more respondents from different addresses, a decision shall be made by delegated powers.

Recommendation: Grant Conditional Planning Permission