

Ms Anna Snow
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2016/4691/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

4 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Parliament Hill School and William Ellis School
Highgate Road
LONDON
NW5 1RL

Proposal:

Details of soil contamination, tree removal, bat hibernation, air quality, SUDs and DMP required by conditions 5a, 7, 8, 17, 21 and 28a of planning permission 2014/7683/P dated 29/06/2015 for redevelopment of 3 storey building, 2 storey extension and single storey buildings (as amended by ref: 2017/3630/P dated 04/08/2017).

Drawing Nos: Demolition Management Plan Dated 22/06/2017 and (11)010 Rev B, Proposed Temporary Carpark Layout and Build up details; Lustre's Consulting Phase 1 Desk Study and Phase 2 Site Investigation dated June 2016; Extended Phase 1 Habitat Survey, prepared by Environmental Services, dated 2nd June 2016; Bat Presence / Absence Survey prepared by Environmental Services, dated 8th July 2016

Air Quality Assessment: Camden Schools Project, prepared by Air Quality Consultants Ltd, dated August 2016; Surface Water Drainage Management & Maintenance Plan, prepared by Doran Consulting, dated May 2016.

The Council has considered your application and decided to discharge the details required by the conditions



Informative(s):

1 Reasons for granting permission.

With regard to Conditions 5a, an appropriate written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas has been provided and verified to be acceptable.

Condition 5b remains outstanding until a verification report has been submitted and approved prior to occupation of the new buildings.

With regard to Conditions 7, it is acknowledged the removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation may take place outside of September to February. As a result, information has been provided by a suitably qualified ecologist in respect of nesting. It should be noted however this condition is for compliance and need not be discharged.

With regard to Conditions 8, an updated bat survey has been provided and verified to be acceptable. The applicant has confirmed demolition is scheduled during April to October, thereby outside of the hibernation period.

With regard to Conditions 17, the applicant has provided an air quality statement (including the proposed Combined Heat & Power) on air quality and proposed mitigation measures. These details have been verified to be acceptable.

With regard to Conditions 18, details of a sustainable urban drainage system that reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system have been provided and are considered acceptable.

With regard to Conditions 28a, details in respect of dust suppression, noise as a result of demolition and associated implications (Demolition Management Plan) have been provided and verified to be acceptable.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

The site's planning history, along with one letter of objection about the CMP (now not part of this application) was taken into account when coming to this decision.

As such, the details are in general accordance with policies A1, A2, A3, G1, T1, T2, T3, T4, C1, CC1, CC2, CC3, CC4 of the Camden Local Plan 2017.

2 You are reminded that conditions 3 (drawings, or samples of materials), 5b (ground investigation), 6 (landscaping scheme, including biodiversity enhancements), 9 (lighting strategy), 10 (hard soft landscaping), 12 (tree protection), 13 (green roof and walls), 14 (bat/bird boxes), 15 (sound insulation), 19 (PV cells), 20 (waste storage), 22 (vehicle/pedestrian access), 24 (cycles), 26 (privacy screens), 27

(parking permits), 28b (CMP) 29 (highway works), 30 (environmental, public realm, walking and cycling improvements), 31 (SMP), 32 (BREEAM rating), 35 (STAR), 36 (recruitment), 39 (hours of use Ribbon Building), 40 (community involvement plan) of planning permission 2014/7683/P dated 29/06/2015 are outstanding and require details to be submitted and approved.

- 3 Please ensure that Camden's Minimum Requirements (CMR227042) and Addendum CMR227042 are fully adhered to throughout the deconstruction and construction phases.

Your attention is also drawn to the:

- (a) continuous community liaison when changing techniques and/or in case of noise levels exceedances.
- (b) Philosophies of continuous noise reduction throughout the demolition phase.
- (c) Philosophies to be adopted for the prevention of dust formation throughout the demolition phase.

In addition regard and be consistent with the following documents:

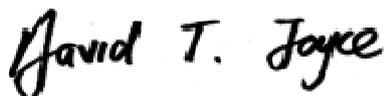
- British Standards BS5228
- Noise/vibration reduction and visible dust prevention philosophies
- Continuous community liaison
- Eradication of rat/mice before works commence
- The Control of Dust and Emissions During Construction and Demolition (SUPPLEMENTARY PLANNING GUIDANCE) 2014

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



David Joyce
Director of Regeneration and Planning