

Mr Nick Grant
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2017/5395/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

22 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Parliament Hill School
William Ellis School
& La Swap Sixth Form
Highgate Road
London
NW5 1RN**

Proposal:

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 (La SWAP Sixth Form), refurbishment of the existing dining hall, along with associated alterations to boundary treatment, new multi-use games areas, hard and soft landscaping throughout the site

Drawing Nos: Supporting documents:

Air Quality Neutral Assessment: Parliament Hill And William Ellis School Dated September 2017, Prepared By Air Quality Consultants Ltd; Arboricultural Impact Assessment Dated 22nd September 2017, Prepared By Environmental Services; Archaeological Desk Based Assessment Dated August 2017, Prepared By Cgms Consulting; Phase 1: Environmental Risk Assessment Dated August 2017, Prepared By Constructive Evaluation; Daylighting



Dated September 2017, Prepared By Troup Bywaters and Anders; Surface Water Drainage Design Strategy Dated September 2017 , Prepared By Doran Consulting; Extended Phase 1 Habitat Survey (Phs) Dated 21st September 2017, Prepared By Environmental Services; Extended Phase 1 Habitat Survey (Wes) Dated 19th September 2017, Prepared By Environmental Services; Proposal For Employment Skills Dated September 2017, Prepared By Farrans; Demolition Management Plan Dated 17/11/2017, Prepared By Nigel Corrigan; Construction Management Plan Dated 21/11/2017, Prepared By Nigel Corrigan; Transport Assessment Addendum Dated September 2017, Prepared By Odyssey; Sustainability Statement Dated September 2017; Statement of Community Involvement; Planning Statement Dated September 2017, Prepared By Icen Projects; Phase 2 Site Investigation Dated June 2016, Prepared By Lustre Consulting; Phase 1 Desk Study Dated June 2016, Prepared By Lustre Consulting; Noise Impact Assessment Dated 22 September 2017, Prepared By Clement Acoustics Ltd; Heritage Statement September 2017, Prepared By Van Bruggen; Flood Risk Assessment Addendum Dated September 2017, Prepared By Pick Everard; BREEAM Pre-Assessment Summary Report (LaSWAP) Dated September 2017, Prepared By RSK Environment Ltd (RSK); BREEAM Pre-Assessment Summary Report (New Teaching Block) Dated September 2017, Prepared By RSK Environment Ltd (RSK).

Existing drawings:

(S)2000 Rev A; A-WES PL-X2 PL-B01-GA 0100 Rev P; A-WES PL-X2 PL-00-GA 0101 Rev P; A-WES PL-X2 PL-01-GA 0102 Rev P; A-WES PL-X2 PL-02-GA 0103 Rev P; A-WES PL-X2 PL-RF-GA 0104 Rev P; A-WES PL-X EL-XX-GA 0120 Rev P; PHS A GA-PL-00 0100 Rev P; PHS A GA-PL-01 0101 Rev P; PHS A GA-PL-02 0102 Rev P; PHS A GA-PL-03 0103 Rev P; PHS A GA-PL-04 0104 Rev P; A-PHS PL-X EL-XX-GA 0120 Rev P; A-PHS PL-X EL-XX-GA 0121 Rev P; (S)4000 Rev A; (S)4001 Rev A.

Proposed drawings:

SK)9000 Rev B; (SK)001 Rev H; (SK)002 Rev C; (SK)003 Rev B; (SK)011 Rev B; A-WES PL-X2 PL-RF-GA 0164 Rev P; A-WES PL-X2 SE-XX-GA 0181 Rev P; (SK)901 Rev A; (SK)303 Rev A; (SK)304 Rev A; (SK)306 Rev A; (SK)307 Rev A; (SK)309 Rev A; (SK)316 Rev A; (SK)2010 Rev A; (SK)2020 Rev A; (SK)2030 Rev A; (SK)2040 Rev A; (SK)2130 Rev A; (SK)2140 Rev A; (SK)2200 Rev A; (SK)2201 Rev A; (SK)2202 Rev A; (SK)2203 Rev A; (SK)4010 Rev A; (SK)4011 Rev A; (SK)4020 Rev A; (SK)4030 Rev A.

The Council has considered your application and decided to grant permission subject to the following condition(s):

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

Existing drawings:

(S)2000 Rev A; A-WES PL-X2 PL-B01-GA 0100 Rev P; A-WES PL-X2 PL-00-GA 0101 Rev P; A-WES PL-X2 PL-01-GA 0102 Rev P; A-WES PL-X2 PL-02-GA 0103 Rev P; A-WES PL-X2 PL-RF-GA 0104 Rev P; A-WES PL-X EL-XX-GA 0120 Rev P; PHS A GA-PL-00 0100 Rev P; PHS A GA-PL-01 0101 Rev P; PHS A GA-PL-02 0102 Rev P; PHS A GA-PL-03 0103 Rev P; PHS A GA-PL-04 0104 Rev P; A-PHS PL-X EL-XX-GA 0120 Rev P; A-PHS PL-X EL-XX-GA 0121 Rev P; (S)4000 Rev A; (S)4001 Rev A.

Proposed drawings:

SK)9000 Rev B; (SK)001 Rev H; (SK)002 Rev C; (SK)003 Rev B; (SK)011 Rev B; A-WES PL-X2 PL-RF-GA 0164 Rev P; A-WES PL-X2 SE-XX-GA 0181 Rev P; (SK)901 Rev A; (SK)303 Rev A; (SK)304 Rev A; (SK)306 Rev A; (SK)307 Rev A; (SK)309 Rev A; (SK)316 Rev A; (SK)2010 Rev A; (SK)2020 Rev A; (SK)2030 Rev A; (SK)2040 Rev A; (SK)2130 Rev A; (SK)2140 Rev A; (SK)2200 Rev A; (SK)2201 Rev A; (SK)2202 Rev A; (SK)2203 Rev A; (SK)4010 Rev A; (SK)4011 Rev A; (SK)4020 Rev A; (SK)4030 Rev A.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:20 with typical glazing bar details at 1:5.
 - b) Typical details of all new railings and balustrade at a scale of 1:20 with finials at 1:5, including method of fixing.
 - c) Samples and manufacturer's details of all new facing materials including windows and door frames, cladding with a full scale sample panel of all facing finishes of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails, other than those hereby approved, shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 5 Prior to any above ground works and in accordance with the written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas approved on 04/08/2017 as per ref: 2016/2691/P and hereby permitted, an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to first occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

- 6 Full details, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work commences:

- a) All hard and soft landscaping and means of enclosure of all unbuilt open areas including pedestrian access points on Highgate Road and planting adjacent to the new sports hall facade.
- b) Details of all tree replacements, including species, sizes (of immediate contribution to amenity), location.
- c) Details of biodiversity enhancements including a plan showing details of bird and bat box locations and types and indication of species to be accommodated.
- d) Details of planted screen(s) on the boundaries with Clevedon Mansions and Lissenden Mansions.

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner.

Any new trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species.

The relevant part of the development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented prior to the first occupation of the development and thereafter retained

Reason: To ensure that the landscaping is carried out within a reasonable period; to maintain a high quality of visual amenity in the scheme; to protect the amenities of neighbouring occupiers and to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures, in accordance with policies D1, D2, A1, A2 of the Camden Local Plan 2017.

- 7 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive, unless otherwise approved on 04/08/2017 as part of ref: 2016/4691/P and hereby permitted. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity, ensuring compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with policy A2 of the Camden Local Plan 2017.

- 8 All demolition work permitted (excluding the demolition of the courtyard, gym and drama buildings) should be undertaken during April to October, in order to avoid bat hibernation and maternity periods. In the unlikely event that a bat is found during works on site, works must cease immediately and a bat ecologist contacted for advice prior to any works continuing. If demolition works have not commenced within 18 months (by July 2019) an updated bat survey and inspection must be undertaken as close as practically possible prior to demolition/ treeworks, and submitted to the local planning authority for approval prior to commencement of works on site.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity, ensuring compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with policy A2 of the Camden Local Plan 2017.

- 9 Full details of a lighting strategy, to include information about potential light spill on to buildings, trees and lines of vegetation, shall be submitted to and approved by the Local Planning Authority, in writing, prior to first occupation of the development hereby approved. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with policy A2 of the Camden Local Plan 2017.

- 10 Prior to above ground work, 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 policy A2 of the Camden Local Plan 2017.

- 11 Full details in respect of the green roof and planted trellis system in the areas indicated on the approved plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. Such details shall include a long term maintenance plan of the green wall/trellis system. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies C1 and A2 of the Camden Local Plan 2017.

- 12 Prior to first occupation, details shall be submitted to and approved by the local planning authority in writing, demonstrating the Sports Hall and Teaching Block is constructed or modified to provide sound insulation against internally generated noise and shall be permanently retained.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance in accordance with policy A1 of the Camden Local Plan 2017.

- 13 The roof areas of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

- 14 The air quality statement (including the proposed Combined Heat & Power) on air quality and proposed mitigation measures to reduce this impact to an acceptable level shall be carried out in accordance with the details approved on 04/08/2017 as per ref: 2016/2691/P and hereby permitted.

Reason: To promote higher standards of air quality within the borough in accordance with policies G1, A1, CC1, CC4 and C1 of the Camden Local Plan 2017.

- 15 Prior to first occupation of the development, detailed plans showing the location and extent of photovoltaic cells to be installed on the development shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and

permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with policies G1 and CC3 of the Camden Local Plan 2017.

- 16 Before the relevant part of the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of the new extensions and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with policy CC5 of the Camden Local Plan 2017.

- 17 The sustainable urban drainage system based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff shall be carried out in accordance with the details approved on 04/08/2017 as per ref: 2016/2691/P and hereby permitted and thereafter retained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies G1, CC1, CC3 and C1 of the Camden Local Plan 2017.

- 18 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with policies A1, T1, T3 and T4 of the Camden Local Plan 2017.

- 19 The demolition hereby permitted (excluding the demolition of the courtyard, gym and drama buildings) shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: To protect the visual amenity of the area in accordance with policy D1 and D2 of the Camden Local Plan 2017.

- 20 Before the use commences, the plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures 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 policies G1, CC1, D1 and A1 of the London Borough of Camden Local Plan 2017.

- 21 Before the use commences, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the [adjoining] premises and the area generally in accordance with the requirements of policies G1, CC1, D1 and A1 of the London Borough of Camden Local Plan 2017.

- 22 Before the relevant part of the development commences, details of secure and covered cycle storage area for 242 cycles shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided prior to the first occupation of the relevant new buildings and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with policy T1 of the Camden Local Plan 2017.

- 23 Details as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a)Details of any permanent vehicular access alterations via Highgate Road including location and associated boundary treatment.

b)Details of all permanent pedestrian access via Highgate Road including location and associated boundary treatment

The relevant part of the works shall be carried out in accordance with the details thus approved and shall be permanently retained

Reason: In the interests of highways and pedestrian safety in accordance with policies A1, T1, T3 and T4 of the Camden Local Plan 2017.

- 24 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage and water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policies G1, CC1 and CC3 of the Camden Local Plan 2017. The proposed works will be in close proximity to underground sewerage and water utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

- 25 No minibuses, coaches or similar passenger carrying vehicles (PCV) shall be used to drop off or pick up pupils from the school.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

- 26 *No part of the development shall be occupied until such time as the Council has confirmed in writing that measures are in place to ensure that no on street business or residential parking permits will be issued to occupiers, students, staff, visitors to the development and the development will therefore be car capped so that the 70 off street car parking spaces hereby approved shall be used for 70 vehicles only and permanently retained.

Reason: In order to ensure that the development does not contribute to increased car use and parking congestion in accordance with policies A1, T1, T2, T3 and T4 and DM1 of the Camden Local Plan 2017.

- 27 *The development shall be implemented in accordance with the submitted Demolition Management Plan and Construction Management Plan (including an Air Quality Assessment), hereby approved. The measures contained in the Demolition Management Plan and Construction Management Plan shall at all times remain implemented during the relevant construction phase, ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction period.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies G1, A1, T1, T2, T3 and T4 of the London Borough of Camden Local Plan 2017.

- 28 *No part of the development hereby approved including demolition shall be commenced until the Council has confirmed in writing that any highways works required by the Council including repaving the footway adjacent to the site, removing all unnecessary street clutter have been secured or that arrangements have been made to have them secured.

Reason: To ensure that the pedestrian environment is maintained and improved in accordance with policies A1, T1, T3 and T4 and DM1 of the Camden Local Plan 2017.

- 29 *No part of the development hereby approved including demolition shall be commenced until the Council has confirmed in writing that arrangements are in place for environmental, public realm, walking and cycling improvements in the vicinity of the site (equivalent to a £40,000 financial contribution) or an agreement has been entered into with the Council for the same.

Reason: To ensure the ease of movement and safety of pedestrians, cyclists and other traffic, and users of the highway network in accordance with policies T1, T2, T3 and T4 and DM1 of the Camden Local Plan 2017.

- 30 *Prior to the occupation of the development hereby permitted (excluding the demolition of the courtyard, gym and drama buildings), a Service Management Plan shall be submitted to the Local Planning Authority, which shall be approved in writing prior to first occupation of any part of the development. Thereafter the development shall be occupied in strict accordance with the requirements of the approved service management plan.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies G1, A1, T1, T2, T3 and T4 of the London Borough of Camden Local Plan 2017.

- 31 *Details in respect of the following shall be submitted to and approved in writing by the local planning authority:

a) The part of the development known as 'Sports Hall and Teaching Block':

i) Prior to above ground works, a Design Stage review (undertaken by an appropriately qualified and recognised independent verification body) shall be submitted to and approved by the local planning authority in writing, certifying that the following measures are achievable and will be maintainable in the Development's future management and occupation:

-A minimum BREEAM "Very Good" rating of 67%, including targets of 91% in Energy, 77% in Water and 64% in Materials categories.

-A maximum energy consumption of 45 kWh/m² for heating and 100 kWh/m² for all energy use.

- A 35% improvement in carbon dioxide emissions against Part L (Building Regulations 2013)

ii) Within 6 months of first occupation, the following shall be submitted to and approved by the local planning authority in writing:

-A final Post Construction Assessment (undertaken by an appropriately qualified and recognised independent verification body) and certificate from BRE certifying that BREEAM "Very Good" has been achieved and issued.

-Evidence that the building meets or exceeds 35% reduction in carbon dioxide emissions, with any shortfall offset through the Carbon Offset Fund

b)The part of the development known as 'LaSWAP':

i) Prior to above ground work, a Design Stage review (undertaken by an appropriately qualified and recognised independent verification body) shall be submitted to and approved by the local planning authority in writing, certifying that the following measures are achievable and will be maintainable in the Development's future management and occupation:

- A minimum BREEAM "Very Good" rating of 58.80%, including targets of 40% in Energy, 55% in Water and 64% in Materials categories.

- A 35% improvement in carbon dioxide emissions against Part L (Building Regulations 2013)

ii) Within 6 months of first occupation, the following shall be submitted to and approved by the local planning authority in writing:

- A final Post Construction Assessment (by an appropriately qualified and recognised independent verification body) and certificate from BRE certifying that BREEAM "Very Good" has been achieved and issued.

- Evidence that the building meets or exceeds 35% reduction in carbon dioxide emissions, with any shortfall offset through the Carbon Offset Fund

c) To undertake reasonable endeavours to achieve a reduction in carbon dioxide in carbon dioxide emissions against Part L (Building Regulations 2013) and will be maintainable in the Development's future management and occupation to the part of the development known as the 'William Ellis Extension'.

Reason: To ensure a sustainable and resource efficient development in accordance with policies G1, CC1, CC3 of the Camden Local Plan 2017.

- 32 *The development shall not be carried out other than in complete accordance with the submitted BREEAM Pre-Assessment Summary Report (LaSWAP) Dated September 2017, Prepared By RSK Environment Ltd (RSK); BREEAM Pre-Assessment Summary Report (New Teaching Block) Dated September 2017, Prepared By RSK Environment Ltd (RSK), Sustainability Statement Dated September 2017.

Reason: To ensure a sustainable and resource efficient development in accordance with policies G1, CC1, CC3 and C1 of the Camden Local Plan 2017.

- 33 *The development shall not be carried out other than in complete accordance with the submitted Energy Statement to achieve a reduction in CO2 emissions of the development hereby approved by at least 35% beyond the baseline. A meter shall at all times be installed to monitor the energy output of the technologies.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies G1, CC1, CC3 of the Camden Local Plan 2017.

- 34 *No part of the development hereby approved shall be occupied until a School

Travel Plan which shall be accredited by the School Travel Plan Accreditation (STAR) for all schools on site has been submitted to and approved in writing by the local planning authority in consultation with Transport for London and further no part of the development hereby approved shall be occupied until arrangements are in place for the monitoring of the School Travel Plan (or an agreement for a contribution of £5,728). The submitted details shall ensure that all efforts are made to reduce and repurpose the space allocated for car parking for the use of additional teaching space or further facilities for cycle parking, within the 5 year life span of the School Travel Plan.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies A1, G1, T1, T2, T3 and T4 and DM1 of the Camden Local Plan 2017.

- 35 *No part of the development hereby approved (including demolition) shall be commenced until the applicant and/or developer have entered into an agreement with Kings Cross Construction and Skills Centre (KXCSC) to ensure that all job vacancies during the construction phases are registered with KXCSC at the same time as other recruitment efforts.

Reason: In order to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses.

- 36 *The development shall be implemented in accordance with the employment and training plan, approved on 03/08/2017 as per ref: 2017/3520/P.

Reason: In order to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses.

- 37 *Prior to the first occupation of the development, details of a plan to control the use of the Sports Hall and Teaching Block building outside normal school hours, demonstrating the hours/schedule of operation of the proposed rooms facing private habitable rooms within Clevedon Mansions, shall be submitted to and approved by the local planning authority in writing. Thereafter, the relevant parts of the Sports Hall and Teaching Block shall only be used in accordance with the approved plan.

Reason: To safeguard the amenities of the adjoining premises in accordance with policy A1 of the Camden Local Plan 2017.

- 38 *Prior to the first occupation of the Sports Hall and Teaching Block, details of a 'community involvement plan' demonstrating the facilitation of community uses within school buildings shall be submitted to and approved by the local planning authority in writing. Thereafter the relevant buildings shall be used in accordance with the approved plan.

Reason: To ensure the development is available for local community groups as a

community facility in accordance with policy C2 of the Camden Local Plan 2017.

- 39 *No works shall be commenced on site until such time as any owners of the land with the legal locus to enter into a Section 106 Agreement have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions 26 - 38 above namely, Car Capped development (26), Demolition and Construction Management Plan (27), Highways Works Contribution (28), Pedestrian, Cycle and Environmental Improvements (29), Service Management Plan (30), Sustainability Plan and Post Construction Review (31 & 32), Energy Strategy (33), School Travel Plan (34), Employment & Training Plan, Local Employment and Local Procurement (35 & 36), Operational hours (37) and Community Involvement Plan (38).

Reason: Reason: In order to define the permission, to meet the policies referenced in conditions 28 - 40 above, and to secure development in accordance with policy DM1 of the Camden Local Plan 2017.

Informative(s):

- 1 The matters covered by conditions 26 - 38 above (also marked with an *) are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information. If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of an interest in the Application Site the incoming owner will be required to enter into a Section 106 agreement giving effect to those requirements which will then become a legally binding document. This reflects the terms of condition 39 on the planning permission.
- 2 In the absence of a Section 106 agreement securing the matters covered by conditions 26 - 38 above, the Department of Planning and Public Protection requires an unequivocal written statement from the Director for Children Schools and Families confirming that it will comply with the matters set out in conditions 26 - 38 (as provided in the Council's standard s106 obligations on these matters) and that it will not dispose of any of its interest in the land without first ensuring that any new owner simultaneously executes a Section 106 agreement securing any relevant matters covered by conditions 26 - 38 which are outstanding or ongoing.
- 3 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, or email highwayengineering@camden.gov.uk.
- 4 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service

Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

- 5 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).
- 6 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.
- 7 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.
- 8 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 9 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 (Tel. No. 020 7974 4444) or on the website <http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/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.
- 10 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-andrecycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

- 11 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.
- 12 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

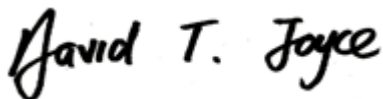
There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover

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