



Flitcroft House  
114-116 Charing Cross Rd  
London WC2H 0JR  
tel: +44 (0)20 3640 8508  
fax: +44 (0)20 3435 4228  
email: info@iceniprojects.com  
web: www.iceniprojects.com

FAO Mr Gideon Whittingham  
London Borough of Camden  
Regeneration and Planning  
5 Pancras Square  
London  
N1C 4AG

12 March 2018

Our Reference: 18/078  
Via PLANNING PORTAL

Dear Mr Whittingham,

**THE TOWN AND COUNTRY PLANNING ACT 1990, (AS AMENDED)  
PARLIAMENT HILL SCHOOL AND WILLIAM ELLIS SCHOOL, HIGHGATE ROAD  
DISCHARGING PLANNING CONDITION 5, 10 AND 24 IN RELATION TO PLANNING  
PERMISSION**

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We write on behalf of our client, Farrans Construction, to submit an approval of details (AOD) application in relation to Conditions 5 (Ground Investigations), 10 (Tree Protection) and 24 (Piling Method Statement) attached to planning permission 2017/5395/P, granted on 22 January 2018.

The scheme for the redevelopment and refurbishment of the site was approved by the Council during 14 December 2017 Planning Committee and gave consent to:

*“Redevelopment and refurbishment including demolition of buildings along western and southern edge of site, and in between Parliament Hill and 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 game areas, hard and soft landscaping throughout the site”*

This application seeks to discharge condition 5, 10 and 24 which are addressed in turn below.

**a. Condition 5**

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**Condition 5 states:**

*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 with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.*

Lustre Consulting have prepared a remediation strategy report for the subject site. The report sets out the site characterisation and investigation findings as well as setting out the approach, staging and components of the remediation works. The proposed remediation plan is set out within the report and provides details of how each remedial measure should be implemented, along with any relevant information on recommended materials, inspection requirements and third-party documentation needed.

#### **b. Condition 10**

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##### **Condition 10 states:**

*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.*

The Ecology Consultancy have prepared an Arboricultural Method Statement for the subject site. The report sets out the current conditions of trees at the site, their suitability for retention, and the above and below ground constraints to development. A tree incursion plan and tree protection plan have also been prepared and are submitted in support of this application submission.

#### **c. Condition 24**

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##### **Condition 24 states:**

*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. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.*

Van Elle have prepared a piling method statement setting out the type of pile, and depth of pile including those which are in the vicinity of the Thames Water Storm Relief Sewer.

#### **d. The Application Package**

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The application has been submitted via the Planning Portal and comprises:

- Completed application form for the approval of details reserved by condition;
- Cover letter, prepared by Icen Projects Ltd;

- Remediation Strategy Report, prepared by Lustre Consulting;
- Arboricultural Report, prepared by The Ecology Consultancy;
- Tree Incursion Plan, prepared by The Ecology Consultancy;
- Tree Protection Plan, prepared by the Ecology Consultancy;
- Piling Method Statement, prepared by Van Elle;
- Piling Coordinate Plan, prepared by GSS Architecture; and
- Site location plan (for reference purposes).

The £116.00 fee was paid when submitting this application via the Planning Portal. We would be grateful if you can issue a receipt.

We trust that the information provided is sufficient to enable the council to validate and discharge the conditions, and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Nick Grant on 020 3640 1030 ([ngrant@iceniprojects.com](mailto:ngrant@iceniprojects.com)) or Emma Conwell on 020 3435 4207 ([econwell@iceniprojects.com](mailto:econwell@iceniprojects.com)), of this office in the first instance should you have any questions.

Yours faithfully,

A handwritten signature in black ink that reads "Iceni Projects Ltd." in a cursive, slightly slanted font.

Iceni Projects Limited

Enc.  
As listed above