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

2 May 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 3, 12, 22 AND 31 PART B IN RELATION TO PLANNING
PERMISSION**

We write on behalf of our client, Farrans Construction, to submit an approval of details (AOD) application in relation to Conditions 3 (Materials Details), 12 (Sound Insulation), 22 (Cycle Storage) and 31 (Part B) 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 3, 12, 22 and 31 (Part B) which are addressed in turn below.

a. Condition 3

Condition 3 states:

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 has 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 out 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.

We are proposing to discharge all parts of Condition 3 with this application submission. GSS Architecture have prepared the following in support of this application:

- Drawings relating to the door and window detail for the subject site;
- Drawings showing typical details of new railings and balustrade; and
- Manufacturer's details of new facing materials including windows and door frames.

b. Condition 12

Condition 12 states:

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.

Clement Acoustics have prepared a noise impact assessment which outlines the proposed external wall constructions for each space. The report concludes to state that that the noise from activities within the facility would meet the set noise criteria.

c. Condition 22

Condition 22 states:

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.

GSS Architecture have prepared a proposed site plan drawing (ref. (SK) 9000 Rev. D) which clearly indicate the proposed location of the 242 cycle parking spaces. The cycle parking comprises a mixture of covered and uncovered cycle parking spaces. Details of the cycle shelter are included on the specification sheets provided by GSS Architecture.

d. Condition 31 (part B)

Condition 31 part B states:

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

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

- 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 58.8%, 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 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.*

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

RSK Environment Ltd have prepared a BREEAM Pre-assessment Summary Report which outlines the credits which have been targeted to ensure the 'Very Good' rating is achieved for the construction of the LaSWAP building.

e. The Application Package

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;
- Drawings showing door and window details, prepared by GSS Architecture;
- Drawing number (SK) 9000 Rev. D, prepared by GSS Architecture;
- Cycle Shelter specification sheets, prepared by GSS Architecture;
- Drawings showing window jamb and head detail, prepared by Oxted Window Systems Ltd;
- Noise Impact Assessment, prepared by Clement Acoustics;
- BREEAM Pre-assessment Summary Report, prepared by RSK Environment Ltd; 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) or Emma Conwell on 020 3435 4207 (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 "Iceniprojects Ltd." The signature is written in a cursive, slightly slanted style.

Iceniprojects Limited

Enc.
As listed above