

Application ref: 2016/6319/P
Contact: Rob Tulloch
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Date: 5 July 2018

Development Management
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Boyer
83 Blackfriars Road
London
SE1 8HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

The Hall School
23 Crossfield Road
London
NW3 4NT

Proposal:

Demolition of the 'Centenary' and 'Wathan Hall' buildings and erection of new four storey building with glazed link to original school building, two storey rear extension with external terrace and enlarged basement replacing the existing Wathan Hall, and enlargement of rear roof storey and insertion of three dormer windows to old school building, all in association with providing additional accommodation for the existing school use (Class D1).

Drawing Nos: Site Location Plan P10-00-00; P20-00-01; P20-00-02 Rev B; P20-01-01; P20-01-02 Rev B; P20-02-01; P20-02-02 Rev B; P20-03-01; P20-03-02 Rev B; P20-B1-01; P20-B1-02 Rev B; P20-B2-02 Rev B; P20-LG-01; P20-LG-02 Rev C; P20-M1-01; P20-M1-02 Rev A; P30-EL-01; P30-EL-02; P30-EL-03; P30-EL-04; P30-EL-11 Rev A; P30-EL-12 Rev A; P30-EL-13 Rev A; P30-EL-14 Rev B; P32-SC-01; P32-SC-02; P32-SC-03; P32-SC-04; P32-SC-05; P32-SC-06; P32-SC-11 Rev A; P32-SC-12 Rev A; P32-SC-13 Rev A; P32-SC-14 Rev A; P32-SC-15; P32-SC-16; P50-SC-01; P50-SC-02; P50-SC-03; P50-SC-04; P50-SC-05; P55-SC-02; P55-SC-01; P80-00-01; P80-01-01; P80-02-01; P80-03-01; P80-M1-01; P80-B1-01; P80-LG-01; PL-103 Rev B; PL-104; PL-105;

Design and Access Statement November 2016; Planning Statement by Boyer November 2016; Heritage Statement by Montague Evans November 2016; BREEAM Pre-Assessment by Elementa October 2016; Energy Strategy Report by Elementa November 2016; Life Cycle Carbon Analysis Rev B by Dar dated 28/10/2016; Design Summary by

Norr; Schedule of Areas; Construction Management Plan 2C dated 01/12/2017; Arboricultural Assessment and Method Statement by Barrell Tree Consultancy dated 11/11/2016; Tree Protection Plan by Barrell Tree Consultancy; Noise Survey Report November 2016; Living Wall Plant Spec by Scotscape Landscaping; Hereward School Art Block Contour Map; Playground View Comparison; Statement of Community Involvement November 2016; School Development Travel Plan v3D; Transport Statement by Ramboll November 2016; Ecology Report by Ramboll November 2016; Daylight and Sunlight Report by GIA dated 07/11/2016; Daylight Sunlight Addendum by GIA dated 31/08/2017; Daylight Sunlight Addendum by GIA dated 12/06/2017; Desk Study and Basement Impact Assessment by GEA Issue 4 dated December 2017; Structural and Civil Engineering Planning Report and Basement Impact Assessment Rev P7 by Elliott Wood dated October 2017; GEA Letter dated 06/12/2017; Elliott Wood letters dated 17/10/2017 and 08/12/2017; Elliot

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: Site Location Plan P10-00-00; P20-00-01; P20-00-02 Rev B; P20-01-01; P20-01-02 Rev B; P20-02-01; P20-02-02 Rev B; P20-03-01; P20-03-02 Rev B; P20-B1-01; P20-B1-02 Rev B; P20-B2-02 Rev B; P20-LG-01; P20-LG-02 Rev C; P20-M1-01; P20-M1-02 Rev A; P30-EL-01; P30-EL-02; P30-EL-03; P30-EL-04; P30-EL-11 Rev A; P30-EL-12 Rev A; P30-EL-13 Rev A; P30-EL-14 Rev B; P32-SC-01; P32-SC-02; P32-SC-03; P32-SC-04; P32-SC-05; P32-SC-06; P32-SC-11 Rev A; P32-SC-12 Rev A; P32-SC-13 Rev A; P32-SC-14 Rev A; P32-SC-15; P32-SC-16; P50-SC-01; P50-SC-02; P50-SC-03; P50-SC-04; P50-SC-05; P55-SC-02; P55-SC-01; P80-00-01; P80-01-01; P80-02-01; P80-03-01; P80-M1-01; P80-B1-01; P80-LG-01; PL-103 Rev B; PL-104; PL-105; Design and Access Statement November 2016; Planning Statement by Boyer November 2016; Heritage Statement by Montague Evans November 2016; BREEAM Pre-Assessment by Elementa October 2016; Energy Strategy Report by Elementa November 2016; Life Cycle Carbon Analysis Rev B by Dar dated 28/10/2016; Design Summary by Norr; Schedule of Areas; Construction Management Plan 2C dated 01/12/2017; Arboricultural Assessment and Method Statement by Barrell Tree Consultancy dated 11/11/2016; Tree Protection Plan by Barrell Tree Consultancy; Noise Survey Report November 2016; Living Wall Plant Spec by Scotscape Landscaping; Hereward School Art Block Contour Map; Playground View Comparison; Statement of Community Involvement November 2016; School Development Travel Plan v3D; Transport Statement by Ramboll November 2016; Ecology Report by Ramboll November 2016; Daylight and Sunlight Report by GIA dated 07/11/2016; Daylight Sunlight Addendum by GIA dated 31/08/2017; Daylight Sunlight Addendum by GIA dated 12/06/2017; Desk Study and Basement Impact Assessment by GEA Issue 4 dated December 2017; Structural and Civil Engineering Planning Report and Basement Impact

Assessment Rev P7 by Elliott Wood dated October 2017; GEA Letter dated 06/12/2017; Elliott Wood letters dated 17/10/2017 and 08/12/2017; Elliott Wood Response to Eldred Report dated April 2017; Campbell Reith BIA Audits D1 Jan 2017, F1 Apr 2017, F2 Nov 2017, F3 Jan 2018

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
- a) Typical details of new railings and balustrade at a scale of 1:10
 - b) Plan, elevation and section drawings, including jambs, head and cill, of all external new window and door openings.
 - c) Samples and manufacturer's details of new facing materials to be provided on site and retained on site during the course of the works.
 - d) A sample panel of all facing masonry shall 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 panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing
 - e) typical section drawings of the new roof structures including green roof details to the former Walthen hall building

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

- 4 Before the relevant part of the work is begun, details of the external staircase to Wathen Hall, specifically privacy screening and sound attenuation of the steps, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and to prevent noise disturbance to neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Before development commences, a drainage strategy detailing any on and/or off site drainage works, shall be submitted to and approved by, the local planning authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed

Reason: To ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the local

sewage network and the wider environment in line with policies A5 and CC3 of the London Borough of Camden Local Plan 2017.

- 6 Before occupation, the two south facing windows to the first floor of Wathen Hall (as shown on drawing number P30-EL-14 Rev B) shall be fixed shut and obscure glazed and permanently retained as such thereafter.

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

- 7 Prior to the commencement of any works on site, details including a detailed arboricultural method statement, demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority 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 the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 Within three months of construction commencing, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details within three months of occupation for the permitted use of the development or any phase of the development. Any 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, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 10 Within three months of construction commencing, full details in respect of the living roof/wall in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details [demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs]
 - iii. full details of planting species and density
 - iv. details of any fall arrest system

The living roof/wall shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 11 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 12 No music shall be played on the premises in such a way as to be audible from inside any adjoining premises.

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.

- 13 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity.

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.

- 14 Following the implementation of the scheme hereby approved, the number of pupils on the roll of the senior school shall be limited to 162 pupils, and no increase

is permitted without the prior approval of the local planning authority.

To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, C2, A1, T1 and T2 of the London Borough of Camden Local Plan 2017.

- 15 The use of the site for out of hours activities shall finish no later than 21:00 hours Mondays to Fridays, 16:00 hours Saturdays and 16:00 hours on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and DM1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 4 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, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed

on line via www.thameswater.co.uk/wastewaterquality.

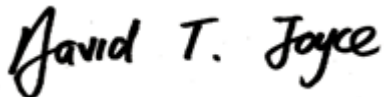
- 6 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning