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

20 August 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 9, 11, 15, 16 AND 23 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 9 (Lighting Strategy), 11 (Green Roof), 15 (Photovoltaic Cells) 16 (Waste) and 23 (Access) 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 9, 11, 15, 16 and 23 which are addressed in turn below.

a. Condition 9

Condition 9 states:

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.

The enclosed plan and views prepared by Saturn Ltd outline the level of light spill to the buildings and trees and lines of vegetation.

b. Condition 11

Condition 11 states:

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 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.

The enclosed details prepared by Scotscape and accompanying drawings detail the maintenance plan for the green wall/trellis system.

c. Condition 15

Condition 15 states:

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.

The enclosed technical submission document relating to photovoltaic panels outlines the extent of cells to be installed as well as the location of these proposed.

d. Condition 16

Condition 16 states:

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 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 2107.

GSS have prepared the enclosed plan (90)9032 Rev A which outlines the location, design and method of waste storage.

e. Condition 23

Condition 23 states:

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.

GSS Architects have prepared the enclosed plan (SK)9000 Site Plan Rev M outlining the vehicular access points.

f. 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;
- Plans and 3D views, prepared by Saturn Ltd;
- Maintenance plan, prepared by Scotscape;
- Technical submission, prepared by Milieu;
- Proposed plans, 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) or Emma Conwell on 020 3435 4207 (econwell@iceniprojects.com), of this office in the first instance should you have any questions.

Yours faithfully,



Icen Projects Limited

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As listed above