

Duncan Holmes  
Jestico + Whiles  
65 Goswell Road  
London  
NW1 2HP

Application Ref: **2018/0443/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

30 August 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**Hampstead School**  
**Westbere Road**  
**London**  
**NW2 3RT**

Proposal: Alterations to approved bike and waste storage areas and installation of external lighting within school grounds as non-material amendments to planning permission 2015/1672/P dated 17/07/2015 (Demolition of main teaching building (Building 6) and ancillary school buildings (Buildings 7 and 8), minor refurbishment works to Building 3 and erection of new three-storey teaching building and part single, part two-storey sports centre building including provision of new outdoor sport and recreation areas and associated hard and soft landscaping works).

Drawing Nos: Superseded plans: 4.1A-PLL0220-005 Rev 04 Illustrative Landscape Masterplan, 4.1A-PLL0220-006 Rev 03 Landscape Fencing and Security Plan, 2657-JW-006-P01 Site Location Plan 1.1- PLL0220-001 Rev 02 Site Plan, 4.1A-PLL0220-006 Rev 03 Landscape Fencing and Security Plan, 4.1A-PLL0220-007 Rev 03 Landscape Access and Circulation Pla, 4.1B- PLL0220-008 Rev 01 Landscape Illustrative Sections 4.1A-PLL0220-014 Rev 00 Hard Landscape Strategy, 4.1A-PLL0220-015 Rev 01 Soft Landscape Strategy.

Plans for approval: 0220-100 Existing Site Plan, 0220-101 General Arrangement Plan, 0220-102 Existing Tree Retention & Removal Plan, 0220-103 Proposed Site Fencing & Gates Plan, 0220-201 Hardworks Plan 01, 0220-202 Hardworks Plan 02, 0220-501



Typical Details 01 - Steps, Handrails & Balustrades, 0220-502 Typical Details 02 - Site Sections / Elevations, 0220-504 Typical Details 04 - Fencing, 0220-506 Typical Details 06 - Ramp & Step Details, 0220-508 Typical Details 08 - Steps Details to Existing Footpath, ME-002-Z01 Combined External Services Layout, E-6305.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2015/1672/P dated 17/07/2015 shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 2657-JW-001 Rev P02 Site Location Plan; 2657-JW-002 Rev P03 Existing Site Plan; 2657-JW-003 Rev P02 Proposed Site Plan; 2657-JW-004 Rev P02 Demolition Plan; 2657-JW-005 Rev P02 Existing Building 3 Floor Plans; 2657-JW-006 Rev P01 Proposed Site Plan; 2657-JW-100 Rev P02 New Teaching Building Ground Floor GA; 2657-JW-101 Rev P02 New Teaching Building First Floor GA; 2657-JW-102 Rev P02 New Teaching Building Second Floor GA; 2657-JW-103 Rev P02 New Teaching Building Roof GA; 2657-JW-110 Rev P02 New Sports Centre Ground Floor GA; 2657-JW-111 Rev P02 New Sports Centre Roof GA; 2657-JW-120 Rev P02 Building 3 Basement & Ground Floor GA; 2657-JW-121 Rev P02 Building 3 First Floor GA; 2657-JW-122 Rev P02 Building 3 Second Floor GA; 2657-JW-200 Rev P03 New Main Building Elevations 1; 2657-JW-201 Rev P04 New Teaching Building External Elevations Sheet 2 of 2; 2657-JW-202 Rev P04 New Teaching Building External Elevations Sheet 2 of 2; 2657-JW-210 Rev P03 New Main Building Context Elevations; 2657-JW-211 Rev P03 Sports Centre Elevations 2; 2657-JW-300 Rev P02 New Main Building Sections; 2657-JW-310 Rev P02 New Sports Centre Section; 2657-JW-400 Rev P02 3D Visuals - Aerial View 1; 2657-JW401 Rev P02 3D Visuals - Aerial View 2; 2657-JW-402 Rev P02 3D Visuals - Approach; 2657-JW-403 Rev P02 3D Visuals - Dining Hall; 2657-JW-404 Rev P02 3D Visuals - Assembly Hall; 2657-JW-405 Rev P02 3D Visuals - Courtyard View; 2657JW-406 Rev P02 3D Visuals - Entrance Foyer; 1.1-PLL0220-001 Rev 02 Site Plan; 0220-201 Rev 00, 0220-202 Rev 00, 0220-103 rev 00, 0220-506 rev 00, E-6305\_iss5 rev Z01, ME-002 rev Z01; 4.1A-PLL0220-007 Rev 03 Landscape Access and Circulation Plan; 4.1B-PLL0220-008 Rev 01 Landscape Illustrative Sections; 4.1A-PLL0220-014 Rev 00 Hard Landscape Strategy; 4.1APLL0220-015 Rev 01 Soft Landscape Strategy; Email from Jestico & Whiles dated 30/06/2015; and 0220-SCH04 Rev 00 Landscape Management Plan.

#### Supporting documents:

Design and Access Statement; Site Area Schedule; Landscaping Strategy (including tree protection and removal strategy, fencing, soft and hard landscaping treatments); Planning Statement (comprising Heritage Statement); Statement of Community Engagement; Sustainability and Energy Statement and addendums; BREEAM Pre-Assessment Report; Flood Risk Assessment and associated Drainage Plan (LO1690\_DR\_SK001 P01); Phase 1 Preliminary Sources Study; Phase II Geo-Environmental Assessment; Extended Phase 1 Habitat Survey Report; Tree Survey; Landscape Management Plan; Environmental Noise Survey

Report; Vehicle Swept Path Plans; Daylight, Sunlight and Overshadowing Report; Construction Management Plan; Construction Phasing Plans; Topographical Survey; and Arboricultural Development Statement.

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

Informative(s):

1 Reason for granting approval

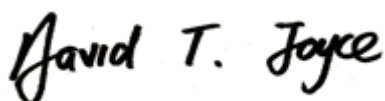
The proposed alterations to the approved cycle and waste storage areas are considered minor and acceptable as non-material amendments, particularly as they would not reduce the number of cycle parking spaces provided at the site. Similarly the installation of external lighting within the school grounds is not considered to represent a material change to the approved development. The minor nature of the proposed amendments would also ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook or privacy.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 2015/1672/P dated 17/07/2015. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 17/07/2015 under reference number 2015/1672/P and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

Yours faithfully



David Joyce  
Director of Regeneration and Planning

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