



Da Vinci House
44 Saffron House
London EC1N 8FH
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
NC1 4AG

29 November 2018

Our ref: 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 6 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 Condition 6 (Landscaping) 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 the 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 games areas, hard and soft landscaping throughout the site.”

This application seeks to discharge Condition 6 which is addressed below.

Condition 6

Condition 6 states:

“Full details, 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 commences:

a) All hard and soft landscaping and means of enclosure of all unbuilt open areas including pedestrian access points on Highgate Road and planting adjacent to the new sports hall façade.

b) Details of all tree replacements, including species, sizes (of immediate contribution to amenity), location.

c) Details of biodiversity enhancements including a plan showing details of bird and bat box locations and types and indication of species to be accommodated.

d) Details of planted screen(s) on the boundaries with Clevedon Mansions and Lissenden Mansions.

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner.

Any new 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 reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species. The relevant part of the development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented prior to the first occupation of the development and thereafter retained."

ME Landscape Studio have prepared plans indicating locations of planted areas, proposed hedges, meadows, lawn as well as locations of where existing trees are to be retained or removed.

In order to achieve the enclosed final design plans, landscaping proposals were discussed and developed with local residents over a series of meetings. As a result of feedback during these meetings, a number of changes and enhancements were made to the landscaping which included the following:

- Increase in the variety of plant species proposed;
- Inclusion of more native species of trees and plants;
- Use of tall planting in the area closest to nearest neighbour properties to help provide screening between their properties and the development;
- Widening of the planting 'border' along the boundaries of the school site between the school and housing; and
- Further awareness of the importance of the London Plane trees along Highgate Road.

Finally, a public consultation event was held on 3 October and neighbouring residents were invited to attend and review the enclosed final proposed landscaping plans. Overall, 20 people attended, including ward councillor Sian Berry, whom appeared very positive about the measures being taken.

7 people left written comments, all of which were positive and praised the proposals and the way that residents had been listened to. Residents also pointed out that a lot of work is needed in the boundary wall. The wildlife habitat was praised as was the mix of planting. The proposals were described as 'really lovely' by the Chair of Lissenden Gardens TRA.

A copy of the written feedback is included at Appendix A1. *(In line with GDPR guidance, personal information has been redacted).*

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;
- Landscaping plans, prepared by ME Landscape Studio;

- Plant schedule, prepared by ME Landscape Studio; and
- Site location plan (for reference purposes).

The £116.00 fee was paid when submitting this application via the Planning Portal.

We trust that the information provided is sufficient to enable the Council to validate and discharge the condition, 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 0204345 4207 (econwell@iceniprojects.com) of this office in the first instance should you have any questions.

Yours sincerely,



Nick Grant
ASSOCIATE

Appendix A1

Landscaping proposals drop in: 5-6.30pm Weds 3 Oct 2018
Feedback form

Your name.... [redacted]

Your comments: Glad to see so much planting planned

Boundary between school & Lissenden
Gardens needs lots of repair work done
but happy its not being changed.

Please return this form to the officers present before you leave the event. PTO if you need more space. Or email your comments to [redacted] k by 24 Oct 2018

Landscaping proposals drop in: 5-6.30pm Weds 3 Oct 2018
Feedback form

Your name.... [redacted]

Your comments:
Seems like the residents of the
Mansion flats have been listened
to and more planting has been
proposed. The landscape designer
knows what species will work and
I am happy to trust his knowledge.

Please return this form to the officers present before you leave the event. PTO if you need more space. Or email your comments to [redacted] k by 24 Oct 2018

Landscaping proposals drop in: 5-6.30pm Weds 3 Oct 2018
Feedback form

Your name.. [REDACTED]

Your comments:
GREAT! GOOD MIX OF SPECIES, TREES ET.
WILL GROW IN TIME TO IN FRONT OF WALKS.
LIKE HABITAT AREA - HOPE THEREA WILL BE
BIOLOGY PROJECTS WITH THE SCHOOL CHILDREN!
VERY WELL DONE ALL OF YOU!

Please return this form to the officers present before you leave the event. PTO if you need more space. Or email your comments to [REDACTED] by 24 Oct 2018

Landscaping proposals drop in: 5-6.30pm Weds 3 Oct 2018
Feedback form

Your name..... [REDACTED]

Your comments:
lovely greenery!
Well done!

Please return this form to the officers present before you leave the event. PTO if you need more space. Or email your comments to [REDACTED] by 24 Oct 2018

Landscaping proposals drop in: 5-6.30pm Weds 3 Oct 2018
Feedback form

Your name..... [redacted]

Your comments:

Very impressive and very
positive - the way of upgrading the local
environment.

Please return this form to the officers present before you leave the event. PTO if you need more space. Or email your comments to [redacted] by 24 Oct 2018

Landscaping proposals drop in: 5-6.30pm Weds 3 Oct 2018
Feedback form

Your name..... [redacted]

Your comments:

REALLY LOVELY

Please return this form to the officers present before you leave the event. PTO if you need more space. Or email your comments to [redacted] by 24 Oct 2018

Landscaping proposals drop in: 5-6.30pm Weds 3 Oct 2018
Feedback form

Your name... [REDACTED]

Your comments:

LOOKS OK.

GLAD THE WALL IS STAYING ON LISSENDEN
GARDENS BUT IT WILL NEED SOME WORK
IN PLACES.

DON'T WANT CHILDREN PEERING INTO
OUR FLATS.

Please return this form to the officers present before you leave the event. PTO if you need more space. Or email your comments to [REDACTED] k by 24 Oct 2018

Landscaping proposals drop in: 5-6.30pm Weds 3 Oct 2018
Feedback form

Your name.....

Your comments:

[REDACTED] LONDON Plane trees ALONG HIGHWAY RD
GARDEN ALONGSIDE BUILDING WALL
HAS BEEN TRUMPETED DOWN + NOT
REINSTATED.

Shift cycle starts to allow more planting in
contaminated area

Please return this form to the officers present before you leave the event. PTO if you need more space. Or email your comments to [REDACTED] gov.uk by 24 Oct 2018

* TIMING OF REDEVELOPMENT OF CLIFTON/LISSENDEN
- WAIT TILL BUILDING FINISHED? -