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FAO Mr Gideon Whittingham  
London Borough of Camden  
Regeneration and Planning  
5 Pancras Square  
London  
NC1 4AG

23 January 2019

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 30, 37 AND 38 IN RELATION TO PLANNING  
PERMISSION**

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We write on behalf of our client, Farrans Construction, to submit an approval of details (AOD) application in relation to Conditions 30 (Service Management Plan), 37 (Hours/Schedule of Operation) and 38 (Community Involvement Plan) 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 Conditions 30, 37 and 38 which are addressed in turn below.

**Condition 30**

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**Condition 30 states:**

*“Prior to the occupation of the development hereby permitted (excluding the demolition of the courtyard, gym and drama buildings), a Service Management Plan shall be submitted to the Local Planning Authority, which shall be approved in writing prior to first occupation of any part of the development. Thereafter the development shall be occupied in strict accordance with the requirements of the approved service management plan.*

*Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies G1, A1 T1, T2, T3 and T4 of the London Borough of Camden Local Plan 2017.”*

The School have prepared service management plan which sets out the frequency and hours of deliveries to the site, frequency of other deliveries to the site, dimensions of delivery/servicing vehicles, proposed locations of loading and unloading and a strategy to manage vehicles servicing the site. The service management plan has been submitted in support of this application submission.

### **Condition 37 and 38**

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#### **Condition 37 states:**

*“Prior to the first occupation of the development, details of a plan to control the use of the Sports Hall and Teaching Block building outside normal school hours, demonstrating the hours/schedule of operation of the proposed rooms facing private habitable rooms within Clevedon Mansions, shall be submitted to and approved by the local planning authority in writing. Thereafter, the relevant parts of the Sports Hall and Teaching Block shall only be used in accordance with the approved*

*Reason: To ensure the development is available for local community groups as a community facility in accordance with policy C2 of the Camden Local Plan 2017”.*

#### **Condition 38 states:**

*Prior to the first occupation of the Sports Hall and Teaching Block, detail of a ‘community involvement plan’ demonstrating the facilitation of community uses within school buildings shall be submitted to and approved by the local planning authority in writing. Thereafter the relevant buildings shall be used in accordance with the approved plan.*

*Reason: To ensure the development is available for local community groups as a community facility in accordance with policy C2 of the Camden Local Plan 2017.*

In response to the above conditions, the School have prepared a schedule of operation and community involvement plan which is submitted in support of this application. This plan describes how the proposed rooms facing private habitable rooms within Clevedon Mansions are used. Classrooms facing properties along Lissenden Gardens will be used on Monday to Friday from 8.40am to 3.15pm during term time for teaching purposes only.

The sports hall facing Lissenden Gardens, specifically Clevedon Mansions, will be used on Monday to Friday from 8.40am to 3.15pm during term time for PE lessons. The sports hall may also be used for after school clubs (during term time only). Outside of term time and in order for the buildings to be used and available for use by the local community, the sports hall and teaching block are available for lettings which are outlined in further detail within the supporting plan.

### **Application Package**

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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;
- Service management plan, prepared by Parliament Hill School;

- Schedule of operation and community use involvement plan, prepared by Parliament Hill School; 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](mailto:ngrant@iceniprojects.com)) or Emma Conwell on 0204345 4207 ([econwell@iceniprojects.com](mailto:econwell@iceniprojects.com)) of this office in the first instance should you have any questions.

Yours sincerely,



Nick Grant  
ASSOCIATE