

Application ref: 2018/5490/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 12 March 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Staton Cohen Ltd  
34 Warwick Road  
New Barnet  
BARNET  
EN5 5EH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**University College School  
Frognal  
London  
NW3 6XH**

Proposal: Variation of conditions 3 (approved plans) and 4 (landscaping details) of planning permission ref. 2016/5411/P (dated 12/12/16) for (Alterations to hard and soft landscaping, boundary treatment and gates and fences), namely alterations to surface treatment

Drawings:

Superseded: L10 REVF

Additional: L10 (Rev I); 130/P/03 (dated January 2019); 130/P/02A (dated January 2019)

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 the original planning permission ref. 2016/5411/P dated 12/12/16.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 For the purposes of this decision, condition no.3 of planning permission ref. 2016/5411/P (dated 12/12/16) shall be replaced with the following condition:

### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: L10 (Rev I); 130/P/03 (dated January 2019); 130/P/02A (dated January 2019); 077\_L001; 077\_L10 REVF; 077\_L11 REVB; 077\_L12 REVB; 077\_L13 REVB; 077\_L14 REVB; 077\_L15 REVF; 077\_L16 REVB; 077\_L17 REVB; Design and Access Statement; Arboricultural Survey and Impact Assessment.

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

- 4 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. 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 D1 and A3 of the Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan 2018.

- 5 Before any works commence on site, details shall be submitted to and approved by the Council to demonstrate how 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 during construction work. Such details shall follow guidelines and standards set out in BS5837:2012 and should include: a tree protection plan (TPP) showing the location and nature of tree protection measures, appropriate working processes in the vicinity of trees, details of an auditable system of site monitoring, details of the design of building foundations details, including dimensions and levels, of service

trenches and other excavations on site in so far as these items may affect trees on or adjoining the site. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies D1 and A3 of the Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan.

- 6 Prior to the commencement and for the duration of the development, details of all Tree Protection Monitoring and site supervision visits (where arboricultural expertise is required as detailed in the approved documents) shall be submitted to and approved in writing by the Local Planning Authority. Tree protection measures shall be installed in accordance with approved drawings and shall remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that Tree protection measures are carried out to a reasonable standard such that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy D1 and A3 of the Camden Local Plan 2017 and policy DH1 of the Hampstead Neighbourhood Plan.

Informative(s):

- 1 Reasons for granting permission

The two principal finishes (resin-bound gravel and bituminous umber tarmac), along with the decorative flagstones, appear to be appropriate surfaces for the context, appearing harmonious with their surroundings and sufficiently "historical". The latter has been introduced as part of this application and would provide similar permeability qualities as the resin bound surface.

The conservation kerb and "existing block paving" are already used in situ so are acceptable. The additional planting along the front of the listed buildings and removal of parking is considered to compensate for moving the parked cars closer to the site's perimeter, where they are also screened by additional shrubbery.

Originally, the application proposed to replace a proportion of the lawn with hard standing - this element of the proposal has now reverted to the original proposal, to replace some of the lawn with reinforced grass. This has addressed officers concerns.

Two trees that were approved in the courtyard areas have been relocated to the planting bed adjacent. This is an acceptable amendment and would maintain the level of visual amenity previously secured.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area

and Listed Building, under s.72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

By virtue of the nature of the works, there are no amenity impacts on adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

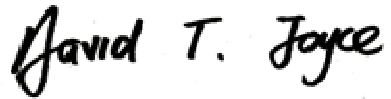
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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 2019.

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