

Application ref: 2018/5997/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 11 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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

Iceni Projects  
Da Vinci House  
44 Saffron Hill  
London  
EC1N 8FH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Parliament Hill School  
William Ellis School  
& La Swap Sixth Form  
Highgate Road  
London  
NW5 1RL**

Proposal:

Details required by condition 6 (hard and soft landscaping, tree replacements, biodiversity enhancements and planted screens) of planning permission reference 2017/5395/P dated 22/01/2018 (for Redevelopment and refurbishment with 3 storey building (Parliament Hill School), 2 storey extension (William Ellis School), single storey building (La SWAP Sixth Form) and associated hard and soft landscaping works).

Drawing Nos: Cover Letter from Iceni (dated 29/11/2018); 0128\_Parliament Hill School\_Plant Schedule RevC - 10 June 2019; 0201 D; 0202 F; Bird and Bat Box specification (dated July 2018)

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval-

The details submitted are considered to be acceptable. The proposed

earthworks are appropriately depicted and considered to be suitable for the site and the existing and proposed trees. There is a net increase of tree numbers on site, and the species are considered appropriate and diverse. The proposed planting is considered to enhance the character of this part of the conservation area. The landscape strategy broadly matches the approved scheme and would not harm the special character of the listed building or character and appearance of the conservation area. The planting along the boundary with Clevedon Mansions has been revised to ensure more evergreen species and is now considered acceptable as a screen to protect residential amenities.

The submitted bat & bird box specification report includes boxes appropriate for the species to be accommodated as well as proposed locations and maintenance arrangements for bird nesting and bat roosting boxes across the site. This is acceptable and will enhance the site's biodiversity credentials.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2, A1, A2 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (ground investigation), 9 (lighting strategy), 11 (green roof and walls), 15 (PV cells), 16 (waste storage), 20 (plant measures), 21 (predicted external noise levels emitted), 23 (vehicular/pedestrian access), 26 (parking permits), 28 (highways works), 29 (public realm improvements), 30 (Service Management Plan), 31 (BREEAM Assessments), 34 (STAR), 35 (KXCSC), 37 (control the use/hours) and 38 (community involvement plan) of planning permission 2017/5395/P dated 22/01/2018 are outstanding and require details to be approved.

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



Daniel Pope  
Chief Planning Officer