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FAO Ms Kristina Smith  
London Borough of Camden  
Regeneration and Planning  
5 Pancras Square  
London  
NC1 4AG

20 August 2019

Our ref: 18/078  
Via PLANNING PORTAL

Dear Ms Smith,

**THE TOWN AND COUNTRY PLANNING ACT 1990, (AS AMENDED)  
PARLIAMENT HILL SCHOOL AND WILLIAM ELLIS SCHOOL, HIGHGATE ROAD  
DISCHARGING PLANNING CONDITION 31 PART A(I) 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 31 part A(i) (BREEAM) 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 31 part A(i) which is addressed below.

**Condition 31 A(i)**

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**Condition 31 A(i) states:**

*“Details in respect of the following shall be submitted to and approved in writing by the local planning authority:*

- a) *The part of the development known as ‘Sports Hall and Teaching Block’.*
  - i) *Prior to above ground works, a Design Stage review (undertaken by an appropriately qualified and recognised independent verification body) shall be submitted to and approved by the local planning authority in writing, certifying that the following measures are achievable and will be maintainable in the Development’s future management and occupation.*

- *A minimum BREEAM "Very Good" rating of 67%, including targets of 91% in Energy, 77% in Water and 64% in Materials categories.*
- *A maximum energy consumption of 45 kWh/m2 for heating and 100 kWh/m2 for all energy use.*
- *A 35% improvement in carbon dioxide emissions against Part L (Building Regulations 2013).*

Enclosed as part of this submission package is the BRE design stage certificate and a supporting letter from environmental consultants RSK.

### **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;
- Design Stage Certificate from BRE;
- Supporting letter from RSK; 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@icenprojects.com](mailto:ngrant@icenprojects.com)) or Emma Conwell on 0204345 4207 ([econwell@icenprojects.com](mailto:econwell@icenprojects.com)) of this office in the first instance should you have any questions.

Yours sincerely,



Nick Grant  
ASSOCIATE