



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

30 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
APPLICATION FOR FULL PLANNING PERMISSION (RETROSPECTIVE)**

We write on behalf of our client, Farrans Construction, enclosing an application for full planning permission (retrospective) for demolition of a ventilation stack at the southern end of the Morant Building of Parliament Hill School and William Ellis School, Highgate Road, London.

Planning permission is sought for:

“Demolition of ventilation stack on southern end of Morant building.”

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 Iceni Projects Ltd;
- Supporting structural engineering letter, prepared by Doran Consulting;
- Existing and proposed elevation plans, prepared by GSS;
- Photo montage; and
- Site location plan (for reference purposes).

There is no fee required for applications of this type.

Background

Planning permission (Ref: 2017/5395/P) was granted on 22 January 2018 for the redevelopment of the site including demolition of buildings along western and southern edge of the site and in between Parliament Hill and William Ellis School. Subsequently, planning conditions applications have been submitted for the approval of details of the relevant planning conditions attached to the planning permission.

As such, the client has implemented the permission and begun works on site. During the approved demolition of the stair tower, housing a water tank room at roof level, the ventilation stack became exposed and subsequently unsupported against wind loading. As such, the ventilation stack became unstable posing a significant health and safety risk for users of the site given the school use.

The proposed development

The application seeks retrospective planning permission for the demolition of a ventilation stack at the southern end of the Morant Building. Photographs at **Appendix 1** show the ventilation stack prior to demolition works, during demolition works and the subsequent internal structure of the stack following demolition works.

Structural engineers, Doran Consulting, have assessed the stack prior to and following demolition of the water tank room and stair. They conclude to say that as the stack would not have stability to resist wind loading, the safest option would be to either rebuild the stack to original height with the support of a restraint or retain the stack at the reduced height.

Planning policy framework

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the policies of the relevant Development Plan documents unless material considerations indicate otherwise.

The Development Plan for the proposals include:

- The London Plan (2016); and
- The Camden Local Plan and Policies Map (2017).

Given the site is located in the Dartmouth Park Conservation Area it is necessary to pay special attention to the architectural and special interest of the building as required by Section 72 (1) of the Planning (Listed Building and Conservation Area) Act 1990. There are no listed buildings on site, nor is it located within the setting of a statutorily listed building.

Planning considerations

In the context of the site and surrounding area, and the development plan; design and heritage are considered to be the relevant considerations.

The site is located within the Dartmouth Park Conservation Area. Local Plan Policy D2 (Heritage) seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. It is stated that the Council will resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area.

The original granted application (Ref: 2017/5395/P), which is currently being built out included some demolition across all school buildings. This demolition was considered acceptable and, as referenced in the planning committee report, the replacement buildings were considered to be carefully developed to respect the character of the townscape, landscape and adjacent Metropolitan Open Land and were considered acceptable in urban design terms.

Following informal discussions with officers at the Council regarding the demolition of the ventilation stack, it was agreed that the preferred option is to retain the ventilation stack at the currently reduced height. Rebuilding to original height with the requirement for a structural restraint was not preferred

due to potential visual impacts on the Conservation Area and the result this would have on the positive contribution that the elevation of the school building makes. Whilst officers stated regret for the loss of the full height ventilation stack, the structural difficulties were accepted in addition to the acknowledgement that a degree of symmetry of the building has been lost due to demolition approved in application reference 2017/5395/P. In this context the demolition of the stack is considered acceptable.

We trust that the information provided is sufficient to enable the Council to register and validate the application and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Emma Conwell on 020 3435 4207 (econwell@iceniprojects.com) of this office in the first instance should you have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Emma Conwell', written in a cursive style.

Emma Conwell
SENIOR PLANNER

Appendix 1



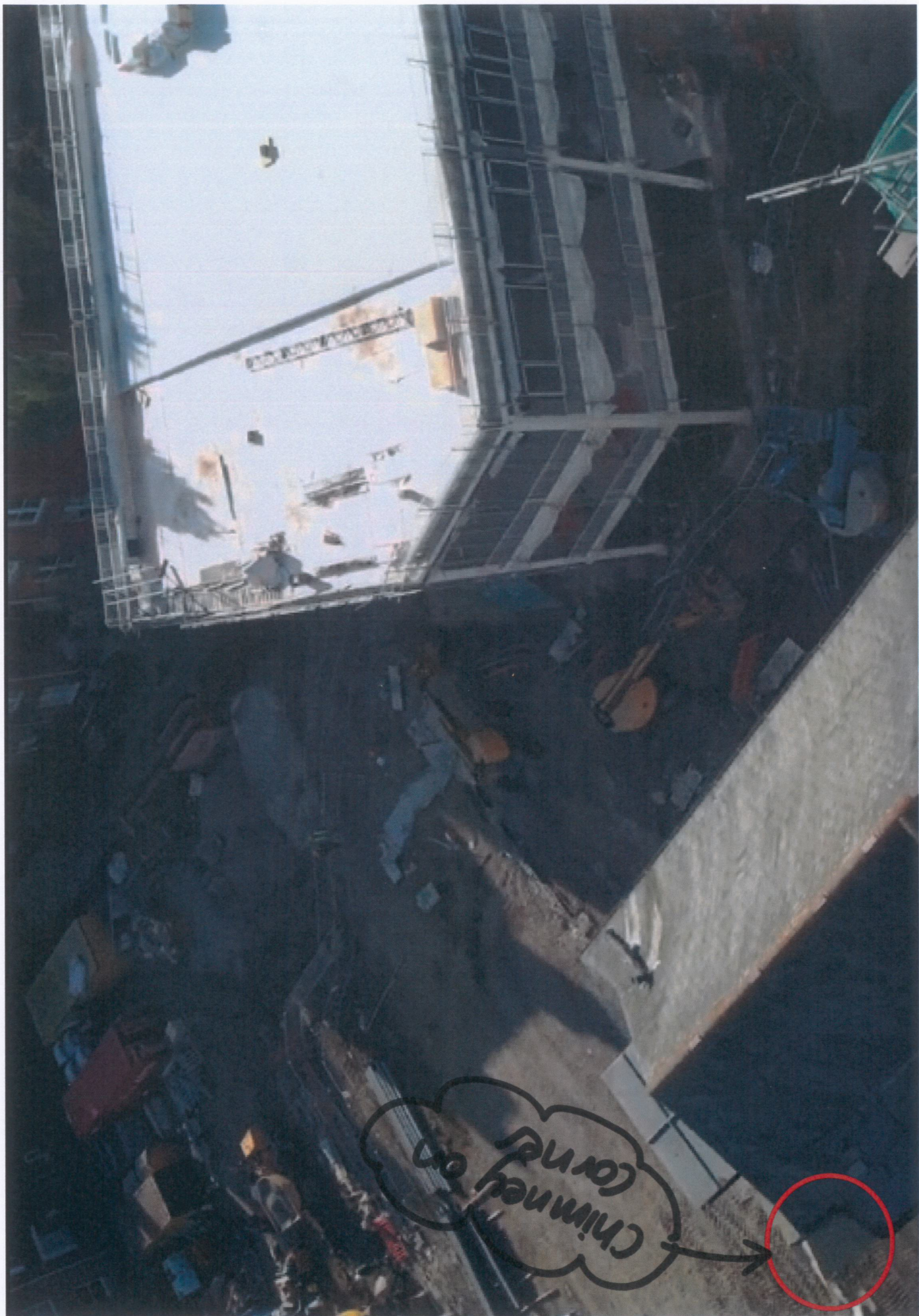
Water Tank Room – providing restraint
to the chimney prior to demolition

Prior to Demolition.



Demolition phase







Area of chimney – structural concerns re: rebuilding. Internal support to build off this is unstable. Please note – AOV is also located in vicinity to chimney.

→ AOV - openable.

Structural
concerns if
Chimney is
Rebuilt onto
the existing
structure.



Internal Structure of Chimney

