



Application ref: 2019/1325/P
Contact: Nora-Andreea Constantinescu
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Date: 19 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Boyer Planning
2nd Floor, 24 Southwark Bridge Road
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
The Hall School
23 Crossfield Road
London
NW3 4NT

Proposal:

Variation of Condition 2 (approved plans) and removal of condition 4 (staircase details) of planning permission dated 05/07/2018 ref no2016/6319/P for demolition of the Centenary and Wathan Hall buildings erection of new four storey building, two storey rear extension, enlarged basement; changes to include reduction of basement area and depth by one floor, reduction in scale of the extension to replace Wathen Hall, removal of external staircase and terrace, new louvers to windows on front elevation.

Drawing Nos: Tree Protection Plan by Barrell Tree Consultancy 15204-BT2; Noise Survey Report March 2019; Living Wall Plant Spec by Scotscape Landscaping; Hereward School Art Block Contour Map; Playground View Comparison; Statement of Community Involvement November 2016; The Hall School Framework School Travel Plan February 2019; Transport Statement by Ramboll March 2019; Updated preliminary Ecological Appraisal by Ramboll March 2019; Daylight and Sunlight Report by GIA dated 07/11/2016; Daylight Sunlight Addendum by GIA dated 31/08/2017; Daylight Sunlight Addendum by GIA dated 12/06/2017; Overland Flow Routes 2190008-EWP-ZZ-B1-DR-C-2000 Rev P1; 2190008-EWP-ZZ-B1-DR-S-0900; Structural and Civil Engineering Planning Report & Basement Impact Assessment by Elliott Wood dated 11th March 2019 parts 1 to 8; Structural and Civil Engineering Planning Report & Basement Impact Assessment Rev P3 by Elliott Wood dated 10th

June 2019; BIA supporting letter from Elliot Wood dated 7th June 2019; Movement Monitoring Report by Elliott Wood dated June 2019; Email from GEA Ltd dated 5th June 2019; PV Technical Note by Elementa dated June 2019; Air Quality Assessment by Ramboll dated June 2019; Manual for Managing trees on Development Sites by Barrell; Energy Strategy Report March 2019 by Elementa part 1 and 2.

Superseded drawings: P20-00-02 Rev B; P20-01-02 Rev B; P20-02-02 Rev B; P20-03-02 Rev B; P20-B1-02 Rev B; P20-B2-02 Rev B; P30EL-03; P20-LG-01; P20-LG-02 Rev C; P20-M1-02 Rev A; ; P30-EL-11 Rev A; P30-EL-12 Rev A; P30-EL-13 Rev A; P30EL-14 Rev B; P32-SC-11 Rev A; P32-SC-12 Rev A; P32-SC-13 Rev A; P32-SC-14 Rev A; P32-SC-15; P32-SC-16

Approved drawings: Site Location Plan P10-00-00; P20-00-01; P20-01-01; P20-02-01; P20-03-01; P20-B1-01; P20-M1-01; P30-EL-01; P30-EL-02; P30-EL-04; P32-SC-01; P32-SC-02; P32-SC-03; P32-SC-04; P32-SC-05; P32SC-06; P50-SC-01; P50-SC-02; P50-SC-03; P50-SC-04; P50SC-05; P55-SC-02; P55-SC-01; P80-00-01; P80-01-01; P80-02-01; P80-03-01; P80-M1-01; P80-B1-01; P80-LG-01; PL-103 Rev B; PL-104; PL-105; P20-LG-01 Rev E; P20-LG-02 Rev F; P30-EL-03 Rev D; P30-EL-13 Rev F; P32-SC-11 Rev C; P32-SC-12 Rev C; P32-SC-13 Rev C; P32-SC-14 Rev C; P32-SC-15 Rev C; P32-SC-16 Rev C; P30-EL-11 Rev C; P30-EL-12 Rev E; P30-EL-14 Rev D; P20-M1-02 Rev C; P20-B1-02 Rev D; P20-03-02 Rev E; P20-02-02 Rev D; P20-01-02 Rev D; P20-00-02 Rev E; A87-00-01; Design and Access Statement Part 1, 2, 3 March 2019; Planning Statement by Boyer March 2019; Heritage Statement by Montague Evans November 2016; BREEAM Pre-Assessment by Elementa October 2016; Energy Strategy Report by Elementa November 2016; Life Cycle Carbon Analysis Rev B by Dar dated 28/10/2016; Construction Management Plan by Ramboll dated March 2019; Arboricultural Assessment and Method Statement by Barrell Tree Consultancy dated 26th February 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 parent planning application 2016/6319/P of 05/07/2018.

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

- 2 For the purposes of this decision, condition 3 (approved drawings) of planning permission ref no 2016/6319/P dated 05/07/2018 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:

Site Location Plan P10-00-00; P20-00-01; P20-01-01; P20-02-01; P20-03-01; P20-B1-01; P20-M1-01; P30-EL-01; P30-EL-02; P30-EL-04; P32-SC-01; P32-SC-02; P32-SC-03; P32-SC-04; P32-SC-05; P32SC-06; P50-SC-01; P50-SC-02; P50-SC-03; P50-SC-04; P50SC-05; P55-SC-02; P55-SC-01; P80-00-01;

P80-01-01; P80-02-01; P80-03-01; P80-M1-01; P80-B1-01; P80-LG-01; PL-103 Rev B; PL-104; PL-105; P20-LG-01 Rev E; P20-LG-02 Rev F; P30-EL-03 Rev D; P30-EL-13 Rev F; P32-SC-11 Rev C; P32-SC-12 Rev C; P32-SC-13 Rev C; P32-SC-14 Rev C; P32-SC-15 Rev C; P32-SC-16 Rev C; P30-EL-11 Rev C; P30-EL-12 Rev E; P30-EL-14 Rev D; P20-M1-02 Rev C; P20-B1-02 Rev D; P20-03-02 Rev E; P20-02-02 Rev D; P20-01-02 Rev D; P20-00-02 Rev E; A87-00-01; Design and Access Statement Part 1, 2, 3 March 2019; Planning Statement by Boyer March 2019; Heritage Statement by Montague Evans November 2016; BREEAM Pre-Assessment by Elementa October 2016; Energy Strategy Report by Elementa November 2016; Life Cycle Carbon Analysis Rev B by Dar dated 28/10/2016; Construction Management Plan by Ramboll dated March 2019; Arboricultural Assessment and Method Statement by Barrell Tree Consultancy dated 26th February 2019; Tree Protection Plan by Barrell Tree Consultancy 15204-BT2; Noise Survey Report March 2019; Living Wall Plant Spec by Scotscape Landscaping; Hereward School Art Block Contour Map; Playground View Comparison; Statement of Community Involvement November 2016; The Hall School Framework School Travel Plan February 2019; Transport Statement by Ramboll March 2019; Updated preliminary Ecological Appraisal by Ramboll March 2019; Daylight and Sunlight Report by GIA dated 07/11/2016; Daylight Sunlight Addendum by GIA dated 31/08/2017; Daylight Sunlight Addendum by GIA dated 12/06/2017; Overland Flow Routes 2190008-EWP-ZZ-B1-DR-C-2000 Rev P1; 2190008-EWP-ZZ-B1-DR-S-0900; Structural and Civil Engineering Planning Report & Basement Impact Assessment by Elliott Wood dated 11th March 2019 parts 1 to 8; Structural and Civil Engineering Planning Report & Basement Impact Assessment Rev P3 by Elliott Wood dated 10th June 2019; BIA supporting letter from Elliot Wood dated 7th June 2019; Movement Monitoring Report by Elliott Wood dated June 2019; Email from GEA Ltd dated 5th June 2019; PV Technical Note by Elementa dated June 2019; Air Quality Assessment by Ramboll dated June 2019; Manual for Managing trees on Development Sites by Barrell; Energy Strategy Report March 2019 by Elementa part 1 and 2.

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

3. Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
 - a) Typical details of new railings and balustrade at a scale of 1:10
 - b) Plan, elevation and section drawings, including jambs, head and cill, of all external new window and door openings, to include louvers in windows.
 - c) Samples and manufacturer's details of new facing materials to be provided on site and retained on site during the course of the works.
 - d) A sample panel of all facing masonry shall be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, facebond and pointing
 - e) typical section drawings of the new roof structures including green roof details to the former Walthen hall building
 - f) Details of the PV panels on rear roof slopes of Centenary Building and Old School Building.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until air quality monitoring is implemented on site, as follows:
- a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;
 - b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To protect the amenity of neighbouring residents and site users in accordance with London Borough of Camden Local Plan Policy A1 and A4 and London Plan policy 7.14.

- 6 Prior to commencement of development excluding demolition and site preparation work:
- a) A detailed Air Quality Assessment, including any appropriate mitigation, should be submitted to and approved by the local planning authority in writing.
 - b) If required, the full details of any mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads

and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of neighbouring residents and site users in accordance with London Borough of Camden Local Plan Policy A1 and A4 and London Plan policy 7.14.

- 7 Prior to the commencement of any works on site, details including a detailed arboricultural method statement, demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Design, Demolition and Construction". 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 from damage in accordance with the approved protection details. The works shall be carried out under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 Drainage strategy shall be implemented in accordance with the details 2190008-EWP-ZZ-B1-DR-S-0900 Rev P3 / Elliot Wood / May 2019; Overland Flow Routes for Exceedance Events, 2190008-EWP-ZZ-B1-DR-C-2000 Rev P1 / Elliot Wood / June 2019; Flood Risk Assessment, Rev P1 / Elliot Wood / March 2019; Correspondence from the LPA - 2019/1325/P The Hall School - Variation - LLFA (May 2019) or before development commences, a drainage strategy detailing any on and/or off site drainage works, shall be submitted to and approved by, the local authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: To ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the local sewage network and the wider environment in line with policies A5 and CC3 of the London Borough of Camden Local Plan 2017.

- 9 Within three months of construction commencing, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area

in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 10 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] [, prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. 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 A2, A3, A5 (if incl basement or lightwell) D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 11 Within three months of construction commencing, full details in respect of the living roof/wall in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs]
 - iii. full details of planting species and density
 - iv. details of any fall arrest system

The living roof/wall shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 12 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 13 No music shall be played on the premises in such a way as to be audible from inside any adjoining premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1, of the London Borough of Camden Local Plan 2017.

- 14 Before occupation, the two south facing windows to the first floor of Wathen Hall (as shown on drawing number P30-EL-14 Rev D) shall be fixed shut and obscure glazed and permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 15 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 16 Following the implementation of the scheme hereby approved, the number of pupils on the roll of the senior school shall be limited to 162 pupils, and no increase is permitted without the prior approval of the local planning authority.

To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, C2, A1, T1 and T2 of the London Borough of Camden Local Plan 2017.

- 17 The use of the site for out of hours activities shall finish no later than 21:00 hours Mondays to Fridays, 16:00 hours Saturdays and 16:00 hours on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and DM1 of the London Borough of Camden Local Plan 2017.

- 18 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Elliott Wood Partnership Ltd, Geotechnical and Environmental Associates, Barrell Tree Consultancy and NORR Consultants Ltd as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F1) prepared by Campbell Reith, dated July 2019.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 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 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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.

- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer

