

Application ref: 2019/1447/P  
Contact: Nora-Andreea Constantinescu  
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Date: 27 January 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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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)

#### **Full Planning Permission Granted**

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

**Proposal:**

Temporary installation of two-storey modular teaching accommodation block within the rear school playground (Class D1).

Drawing Nos: P10-00-00 B; P10-00-01 B; P20-00-01 D; P20-02-01 D; P20-XX-01; P20-XX-02; P30-XX-01; P32-XX-01; Planning Statement The Hall School March 2019; Children Management Plan 6th January 2020.

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 to which this permission relates must be begun no later than 12 months from the date of this decision notice.

Reason: To ensure the temporary works are carried out in accordance with the programme of works and as required by Section 91(1)(b) of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

P10-00-00 B; P10-00-01 B; P20-00-01 D; P20-02-01 D; P20-XX-01; P20-XX-02; P30-XX-01; P32-XX-01; Planning Statement The Hall School March 2019; Children Management Plan 6th January 2020.

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

- 3 The temporary teaching accommodation modules hereby approved, shall be removed and the land restored to its former condition no later than 1st of September 2022.

Reason: To ensure the temporary teaching accommodation modules are only retained during the programme of works, and do not remain on site in perpetuity, in line with policies D1, D2 and A1 of London Borough of Camden Local Plan 2017.

- 4 The number of pupils on the roll of the senior school shall be limited to 162 pupils, as currently, to occupy the temporary teaching accommodation and main building.

Reason: To safeguard the amenities of 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.

- 5 The operation of the school shall be carried out in strict accordance with the approved Children Management Plan dated 6th of January 2020.

Reason: To safeguard the transport of children and school members, as well as amenities of adjoining occupiers and the area generally in accordance with the requirements of policies A1, C2, T1 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The accommodation would be located within the school's rear play area (Multi use games area, MUGA). This would be made of metal cabins, extending over two floors, with an external staircase. The scale, design and appearance of the modules are considered appropriate for a temporary period of two school years, until 1st of September 2022.

The applicant provided a Children Management Plan which confirmed that the Hall School includes three separate school sites which currently operate with a level of inter-dependency between the two sites on Crossfield Road and one on Belsize Park. It is common practice for children from The Hall Schools on Crossfield Road to travel from one school to another for different activities and classes. The school has a dedicated Traffic Safety Assistance who will continue to assist children when moving from one site to another during construction works. The Children Management Plan would be secured by

condition.

As part of the main planning application for redevelopment of the school, ref no. 2019/1325/P, a Construction Management Plan (CMP) would be secured via s106 legal agreement. The CMP would include measures in relation to highways safety for all members of the public and site occupants.

In relation to impact on neighbouring amenity, the cabins would be set in with an adequate distance from the side boundary with no. 22 Crossfield Road and set back from the rear boundary with no. 8 Strathray Gardens, to avoid harmful impact. Given their temporary status, it is considered that the portable cabins would not cause any undue harm to the amenity of nearby neighbouring residential occupiers.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 2 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).
- 3 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.
- 4 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.

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', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer