

Application ref: 2020/0873/P
Contact: Ben Farrant
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Date: 2 March 2020

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Parliament Hill School
Highgate Road
London
NW5 1RL

Proposal: Removal of 1 x tree (T165) and replacement with 2 x trees on site as an amendment to planning permission ref: 2017/5395/P dated 22/01/2018 for: 'Redevelopment and refurbishment including demolition of buildings along western and southern edge of site, and in between Parliament Hill & 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'

Drawing Nos: Letter and appendices from Farrans Construction dated 10/02/2020.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of permission granted ref: 2017/5395/P dated 22/01/2018, shall be replaced with the following condition:

REPLACEMENT CONDITION 2:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings:

(S)2000 Rev A; A-WES PL-X2 PL-B01-GA 0100 Rev P; A-WES PL-X2 PL-00-GA 0101 Rev P; A-WES PL-X2 PL-01-GA 0102 Rev P; A-WES PL-X2 PL-02-GA 0103 Rev P; A-WES PL-X2 PL-RF-GA 0104 Rev P; A-WES PL-X EL-XX-GA 0120 Rev P; PHS A GA-PL-00 0100 Rev P; PHS A GA-PL-01 0101 Rev P; PHS A GA-PL-02 0102 Rev P; PHS A GA-PL-03 0103 Rev P; PHS A GA-PL-04 0104 Rev P; A-PHS PL-X EL-XX-GA 0120 Rev P; A-PHS PL-X EL-XX-GA 0121 Rev P; (S)4000 Rev A; (S)4001 Rev A.

Proposed drawings:

SK)9000 Rev B; (SK)001 Rev H; (SK)002 Rev C; (SK)003 Rev B; (SK)011 Rev B; A-WES PL-X2 PL-RF-GA 0164 Rev P; A-WES PL-X2 SE-XX-GA 0181 Rev P; (SK)901 Rev A; (SK)303 Rev A; (SK)304 Rev A; (SK)306 Rev A; (SK)307 Rev A; (SK)309 Rev A; (SK)316 Rev A; (SK)2010 Rev A; (SK)2020 Rev A; (SK)2030 Rev A; (SK)2040 Rev A; (SK)2130 Rev A; (SK)2140 Rev A; (SK)2200 Rev A; (SK)2201 Rev A; (SK)2202 Rev A; (SK)2203 Rev A; (SK)4010 Rev A; (SK)4011 Rev A; (SK)4020 Rev A; (SK)4030 Rev A; Letter and appendices from Farrans Construction dated 10/02/2020.

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

Informative(s):

1 Reasons for Granting Approval:

It is proposed to remove 1 x tree (ref: T165) sited close to the entrance of Parliament Hill School facing onto Highgate Road. The removal of the tree is required to enable the reinstatement of the sliding gate at the site entrance. Alternative options have been explored by the applicant such as reorganising the front layout, however this cannot be achieved given the constraints of the site coupled with vehicular turning, fire access, and refuse collection requirements. As such, the removal of the tree is the only feasible option in this instance.

It is acknowledged that the removal of the tree would impact on the visual amenities of the area to some degree, and to mitigate the loss of T165 it is proposed to plant 2 x replacement trees. The replacement trees would be of the same species but with an increased girth of 20-25cm (compared to T165 which has a girth of 14-16cm). One would be located close to the existing location of T165 (on the east corner frontage on to Highgate Road), with a further tree planted within further northwards, close to the boundary with Highgate Road.

The Council's Landscape and Trees team has confirmed that they are satisfied with the justification for removal of T165 as well as the details regarding the species, maturity and location of replacement planting.

The proposed alterations would not cause harm to the character and appearance of the proposal or surrounding area.

There would be no neighbouring amenity impacts as a result of the amendment.

The proposed amendment is considered to be minor in the context of the original scheme and would not raise any new issues or alter the substance of the approved scheme. It can therefore be treated as a non-material amendment to the original proposal.

The full impact of the proposed development has already been assessed by virtue of the original approval ref: 2017/5395/P dated 22/01/2018. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted ref: 2017/5395/P dated 22/01/2018, and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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