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

3 March 2020

Our ref: 18/078  
Via PLANNING PORTAL

Dear Ms Smith,

**THE TOWN AND COUNTRY PLANNING ACT 1990, (AS AMMENDED)  
PARLIAMENT HILL SCHOOL AND WILLIAM ELLIS SCHOOL, HIGHGATE ROAD  
DISCHARGING PLANNING CONDITIONS IN RELATION TO PLANNING PERMISSION**

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We write on behalf of our client, Camden Council, to submit an approval of details (AOD) application in relation to Conditions covered by a Section 106 agreement 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 a number of planning conditions which are addressed below.

**Conditions to be discharged**

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**Condition 26 states:**

*“No part of the development shall be occupied until such time as the Council has confirmed in writing that measures are in place to ensure that no on street business or residential parking permits will be issued to occupiers, students, staff, visitors to the development and the development will therefore be car capped so that the 70 off street car parking spaces hereby approved shall be used for 70 vehicles only and permanently retained.”*

**Condition 27 states:**

*“The development shall be implemented in accordance with the submitted Demolition Management Plan and Construction Management Plan (including an Air Quality Assessment), hereby approved. The measures contained in the*

*Demolition Management Plan and Construction Management Plan shall at all times remain implemented during the relevant construction phase, ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction period.”*

**Condition 28 states:**

*“No part of the development hereby approved including demolition shall be commenced until the Council has confirmed in writing that any highways works required by the Council including repaving the footway adjacent to the site, removing all unnecessary street clutter have been secured or that arrangements have been made to have them secured.”*

**Condition 29 states:**

*“No part of the development hereby approved including demolition shall be commenced until the Council has confirmed in writing that arrangements are in place for environmental, public realm, walking and cycling improvements in the vicinity of the site (equivalent to a £40,000 financial contribution) or an agreement has been entered into with the Council for the same.”*

**Condition 32 states:**

*“The development shall not be carried out other than in complete accordance with the submitted BREEAM Pre-Assessment Summary Report (LaSWAP) Dated September 2017, Prepared By RSK Environment Ltd (RSK); BREEAM Pre-Assessment Summary Report (New Teaching Block) Dated September 2017, Prepared By RSK Environment Ltd (RSK), Sustainability Statement Dated September 2017.”*

**Condition 35 states:**

*“No part of the development hereby approved (including demolition) shall be commenced until the applicant and/or developer have entered into an agreement with Kings Cross Construction Skills Centre (KXCSC) to ensure that all job vacancies during the construction phases are registered with KXCSC at the same time as other recruitment efforts.”*

**Condition 36 states:**

*“The development shall be implemented in accordance with the employment and training plan, approved on 03/08/2017 as per ref: 2017/3520/P.”*

**Condition 39 states:**

*“No works shall be commenced on site until such time as any owners of the land with the legal locus to enter into a Section 106 Agreement have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions 26 – 38 above namely, Car Capped development (26), Demolition and Construction Management Plan (27), Highways Works Contribution (28), Pedestrian, Cycle and Environmental Improvements (29), Service Management Plan (30), Sustainability Plan and Post Construction Review (31 & 32), Energy Strategy (33), School Travel Plan (34), Employment & Training Plan, Local Employment and Local Procurement (35 & 36), Operational hours (37) and Community Involvement Plan (38).”*

As part of this application submission, a letter from the Director of Education and Integrated Commissioning including appendices has been prepared to outline and demonstrate compliance with the above conditions. This supporting information has been submitted with this application.

### **Application Package**

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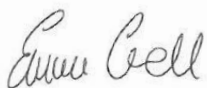
The application has been submitted via the Planning Portal and comprises:

- Completed application form for the approval of details reserved by condition;
- Cover letter, prepared by Icen Projects Ltd;
- Letter from the Director of Education and Integrated Commissioning;
- Appendix 1 – Letter from Farrans to confirm compliance with Demolition and Construction Management Plan;
- Appendix 2 – Email correspondence from Camden’s Planning Obligations team to confirm necessary payments have been completed;
- Appendix 3 – Letter from Farrans to confirm the development was completed with complying with Condition 35 (Kings Cross Construction Skills Centre); and
- Site location plan (for reference purposes).

The £141.00 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 conditions and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Emma Conwell on 0204345 4207 ([econwell@iceniprojects.com](mailto:econwell@iceniprojects.com)) of this office in the first instance should you have any questions.

Yours sincerely,



Emma Conwell  
SENIOR PLANNER