

Application ref: 2020/1729/P
Contact: Kristina Smith
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Date: 22 May 2020

Development Management
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Iceni Projects
Da Vinci House
44 Saffron Hill
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EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Parliament Hill School
Highgate Road
London
NW5 1RL**

Proposal:

Details pursuant to Condition 31a(ii) (BREEAM) of planning permission ref. 2017/5395/P (dated 22.01.18) for Redevelopment and refurbishment including demolition of buildings along western and southern edge of 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)

Drawing Nos: Cover letter, prepared by Iceni Projects Ltd dated 6 April 2020; Final post construction certificate from BRE; As built BRUKL

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting

Policy 31 part a(ii) requires evidence to be submitted that demonstrates the building meets or exceeds 35% reduction in carbon dioxide emissions, with any shortfall offset through the Carbon Offset Fund.

The submission comprises a BREEAM final certificate confirming an "Excellent" rating has been achieved. This exceeded the requirement for at least a Very Good rating.

The break down of credits are as follows: Energy 90%; Water 78%; Materials 79%. This is a minimal drop from 91% on Energy but an increase from 77% in Water and 64% in Materials.

In terms of carbon reduction, the requirement was for the building to meets or exceeds 35% reduction in carbon dioxide emissions. The building meets the requirement and achieves 37.7% which is confirmed by the BRUKL output document.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

The details are in general accordance with policy CC1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are reminded that condition 5 (verification report of remediation measures) of planning permission 2017/5395/P dated 22/01/2018 are outstanding and require details to be approved.

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



Daniel Pope
Chief Planning Officer