

Application ref: 2020/0682/P
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Boyer Planning
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

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

Proposal: Details of Air Quality Assessment including mitigation as required by condition 6 of planning application ref 2016/6319/P dated 05/07/2018 as varied by application ref 2019/1325/P dated 19/11/2019 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: Air Quality Assessment revised AQA by Ramboll, June 2019 including Appendices; Cover Letter dated 11/02/2020 by Lesley Vining.

Informative(s):

1 Reasons for approving details:

Condition 6 of planning application ref 2016/6319/P dated 05/07/2018 as varied by application ref 2019/1325/P dated 19/11/2019 requires details of Air Quality Assessment including mitigation if required.

The information provided which includes the new modelled annual mean NO2 contour map provides reassurance that the pollution concentrations at the site should not exceed the UK national air quality objective levels and therefore mitigation is not required.

Sustainability officers have reviewed the information provided and considered that this is sufficient to discharge condition 6.

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 building and wider area.

As such, the proposed development is in general accordance with policies A1, A4 and CC4 the London Borough of Camden Local Plan 2017.

- 2 You are advised that the following conditions are still outstanding: 3, 4, 5, 7, 9, 11, 12 of planning application ref 2016/6319/P dated 05/07/2018 as varied by application ref 2019/1325/P dated 19/11/2019.

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 written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment