

Jones Lang LaSalle Ltd  
30 Warwick Street London W1B 5NH  
+44 (0)20 7493 4933

jll.co.uk

FAO David Fowler  
Planning Department  
Camden Council  
5 Pancras Square  
London  
NC1 4AG

Our ref            1000454909/ 486500LON  
Direct line        (0)207 087 5478  
Email              Tim.Byrne@eu.jll.com

10<sup>th</sup> April 2019

**BY EMAIL**

Dear Sir/Madam,

**PROPOSED DRAFT HEADS OF TERMS FOR PLANNING OBLIGATIONS  
FORMER HAMPSTEAD POLICE STATION, 26 ROSSLYN HILL, LONDON NW3 1PD**

We write on behalf of our client, the Department for Education, to formally agree section 106 terms in relation to planning application (REF 2018/1725/PRE). The description of development for the planning application is as follows:

*“Change of use of the site from a police station (sui generis) to a one-form entry school (Use Class D1) for 210 pupils and business/enterprise space (Class B1) including alterations to the rear and associated works”*

As part of the application, we write to formally agree to the inclusion of the following Section 106 items for agreement:

- Pupil Numbers (210 pupils)
- Construction Management Plan
- Construction Management Plan monitoring fee
- Servicing Management Plan
- School Travel Plan
- Highways contribution
- Pedestrian, Cycling and Environmental contribution
- Sustainability and Energy Plan
- Monitoring fee for the Travel Plan
- Annual review of the School Travel Plan
- Establish School Travel Plan Review Group to include a local resident representative
- Appoint a local resident representative as a Community Governor
- Community Use
- School management plan
- Car free agreement
- Level plans for Footpath on Rosslyn Hill



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I trust that the outlined section 106 terms are appropriate. The Department for Education are willing to appoint solicitors at the current time to progress the wording of the legal agreement.

Should you have any queries, please do not hesitate to contact me on the details provided above.

Yours faithfully,

A handwritten signature in black ink that reads 'T Byrne'.

Tim Byrne  
Director- Planning, Development & Heritage  
**For and on Behalf of JLL**