

May 2019

Planning Statement



Abacus Belsize Primary School

Former Hampstead Police Station, 26 Rosslyn Hill, London NW3 1PD



Executive Summary

The Department for Education (DfE) in partnership with the CfBT Schools Trust are proposing a change of use to the former Hampstead Police Station to education use for a 1 form entry (1FE) primary school (Use Class D1) and local business/enterprise space (Use Class B1). The formal description of development for the proposal is:

“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”

The site is located on the north side of Rosslyn Hill at the junction with Downshire Hill, between Hampstead and Belsize Park, and has been vacant since 2013.

This proposal is to provide Abacus Belsize Primary School with a permanent school site. The school is a mixed 1FE (210 pupils) primary school that opened in September 2013 under the Free Schools Programme. The school is OFSTED ‘Outstanding’ (June 2015) and has consistently been in the top five schools within London Borough of Camden (LBC) for Early years classes and Key Stage 1 outcomes. In 2018, the reception class attained the highest outcomes in LBC; illustrating the high calibre of education that the school provides to the local area.

An Alternative Site Search Note (see Appendix 1 of the Planning Statement) sets out all the sites that were considered as part of the site search process for Abacus Belsize Primary School. A total of 76 sites were considered over the period of the site search. Whilst the consideration of alternative sites is not a material planning consideration, the extensive site search exercise undertaken by the DfE demonstrates that there are no other suitable, available sites for Abacus Belsize Primary School.

A previous application (LPA Ref: 2016/2042/L) for a 2FE (420 pupil) school which included the substantial demolition of the listed building, with a large extension added to the rear was refused in August 2016. The current revised development proposal has sought to address the reasons for refusal, as demonstrated in the table below.

Reasons for Refusal of the 2016 Application	Current Revised 2019 Application
The proposed rear extension, by reason of its scale, bulk and detailed design would harm the character and appearance of the host building which is listed and the wider Hampstead Conservation Area.	Better re-purposing of existing building and small infill extension to create a hall is proposed, so that there is a minimal impact on the conservation area and appearance of the building.
The scale of the school would result in additional trip generation and traffic congestion have a detrimental impact.	The school has reduced scale from 2-form-entry (420 pupils) to 1-form-entry (210 pupils) and will be car free.
Scale and intensity of use in close proximity of residential accommodation would harm the amenity of neighbouring residents.	The proposal has carefully considered the impact on neighbouring residents by reducing the number of pupils, removing the large scale extension to the rear of the property and including an acoustic barrier in the playground. The scale and intensity of the use has been reduced through the significant reduction in pupil numbers.
Failed to demonstrate that the proposed development would not have a detrimental impact on air quality.	An Air Quality Report has been submitted alongside this application, which notes that the entirety of the site including the playground is within the Air Quality Objectives. The majority of the building will be mechanically ventilated to ensure suitable air quality for pupils.

Failed to demonstrate that the proposed development would not have a harmful impact on neighbouring trees.	An Arboricultural Report has been undertaken to ensure all neighbouring trees and root protection areas are preserved throughout the development including construction.
Failed to demonstrate that the proposed development would not have a detrimental impact on neighbouring amenity in terms of noise.	A Noise Report has been undertaken and all play-space is at ground floor and using the existing car park. A landscape buffer and acoustic barrier has been included to mitigate the impact on adjoining properties to an acceptable level.
Absence of a legal agreement securing a school travel plan and associated monitoring and administrative costs for a period of 5 years.	A draft Green Travel Plan has been submitted alongside this application. A list of draft Section 106 obligations has been sent to LBC for review including a school travel plan, monitoring fee and inclusion of a community representative member to join the annual review. The precise wording will be progressed with LBC through the application process.
Absence of a legal agreement securing it as car-free.	A list of draft Section 106 obligations has been sent to LBC for review, including the agreement the school is car-free. The precise wording will be progressed with LBC through the application process.
Absence of a legal agreement securing a construction management plan and the establishment and operation of a Construction Working Group.	A draft Construction Management Plan has been submitted alongside this application, noting the requirement for the establishment and operation of a Construction Working Group. A list of draft Section 106 obligations has been sent to LBC for review, including Construction Management Plan and monitoring fee. The precise wording will be progressed with LBC through the application process.
Absence of a legal agreement securing necessary contributions towards highway works.	A list of draft Section 106 obligations has been sent to LBC for review, including the agreement of a highways contribution. The precise wording will be progressed with LBC through the application process.
Absence of a legal agreement securing a sustainability plan.	A Sustainability Report has been submitted alongside this application. A list of draft Section 106 obligations has been sent to LBC for review, including a Sustainability Plan. The precise wording will be progressed with LBC through the application process.
Absence of a legal agreement securing a School Management Plan	A list of draft Section 106 obligations has been sent to LBC for review, including the agreement of a School Management Plan. The precise wording will be progressed with LBC through the application process.

Key Planning Benefits of the Proposal

This proposal provides significant public benefits including:

- Bringing a vacant public building back into beneficial community use.**
The former Police Station will be reinstated back into the public use and restored as a focal point for the local community.
- Permanent location for an ‘Outstanding’ secular state school.**
This 1FE primary is included within LBC’s school places illustrating it is needed within the borough and provides the choice of a non-independent and secular school within walking distance of the Belsize catchment area.
- Protecting and enhancing the Grade II Listed Building in the Hampstead Conservation Area.**
The school has been carefully designed to ensure that the areas of significant historical merit and character of the conservation area are preserved and enhanced whilst providing a modern fit for purpose school. The school is a reliable occupant to ensure that the maintenance of the building is upheld.

- **Car free development**
No car parking provision is proposed on the site. The Green Travel Plan promotes sustainable modes of transport, in addition to the school's own car-free policy. The majority of students live within a 15 minute walk of the proposed site. The School Travel Plan Review Group will include a local resident representative who will participate in an annual review of the travel plan to ensure that it is being adhered to.
- **Community use of facilities out of hours**
Provision for community access and use of the school facilities (main hall, small hall) outside of core hours delivers a substantial public benefit.
- **Affordable local business & enterprise space**
The Magistrates Court is surplus to the floorspace requirements for a 1FE school. Therefore, flexible office accommodation is proposed, providing a facility for Small to Medium Enterprises within the local area and creating a valuable co-working space.

Key Planning Matters

Heritage: The proposed development will preserve and enhance the character and appearance of the Hampstead Conservation Area by bringing the Grade II Listed Building, a key landmark within the surroundings, into a beneficial use through continued occupation. The design has been carefully developed to ensure that any alterations to the historic building fabric have been kept to a minimum and areas of historical significance have been preserved and enhanced such as the main facades, the magistrates court, and the magistrate's stairs, to name a few. The preservation and enhancement to the Grade II Listed Building and Hampstead Conservation Area should be given significant weight in the balancing the development as a whole. The proposal accords with Policy D1 Design and Policy D2 Heritage.

Air Quality: The annual mean Air Quality Objective for NO₂ was predicted to be exceeded across the lower ground floor and ground floor level of the site and as such, the inclusion of mitigation through mechanical ventilation is required for the Reception, Year 1 and Year 2 classrooms. The annual mean Air Quality Objective for PM₁₀ and PM_{2.5} was not exceeded at any location across the site. The levels of air pollution would not make the external environment unsuitable for outdoor play and other outdoor school activities. The Air Quality Assessment therefore establishes that air quality is not considered a constraint to granting planning permission for the proposed development, subject to the inclusion of mitigation. The proposal would not conflict with Policy CC4 Air quality.

Noise: Noise levels at some neighbouring residences will have an adverse impact. A 4m acoustic barrier has been included as mitigation. The adverse noise effects will arise from the playground for a limited time period Monday - Friday during the school term. Although the increased noise levels experienced by the local residents as a result of the school's operation needs to be given significant weight, they would not be an unacceptable adverse impact that would outweigh the public benefits of the proposals. The proposal would not conflict with Policy A4 Noise and vibration.

Transport: The proposed development will target 0% private car use amongst pupils, staff and business users through a range of physical, promotional and educational measures which will be included in the Travel Plan which would be secured by condition on planning permission and s106 legal agreement. The proposal accords with Policy T1 Prioritising walking, cycling and public transport and Policy T2 Parking and car-free development.

Daylight: The proposed development will not have a noticeable impact on the daylight and sunlight received by the neighbouring properties. Only three windows fall short of the VSC target, these windows are either secondary windows to the room they serve, or they serve non-habitable rooms. Therefore, it is considered that development

design satisfies all the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'. The proposal would not conflict with Policy A1 (Managing the impact of development).

Amenity: The proposed development would result in a loss of amenity in terms of overlooking and privacy for adjoining neighbours compared to the current vacant site. The level of harm is not considered to be unacceptable. It is appropriate to balance this lesser degree of harm against the public benefits of the school for those attending it and the community as a whole; and the significant weight to the Government's commitment to state-funded schools. The proposal would not conflict with Policy A1 (Managing the impact of development).

The Planning Statement clearly establishes and demonstrates that the overall public benefits of this proposal outweigh any harm that is caused as a consequence of the development.

The planning application accords with the Development Plan and must be granted planning permission without delay to deliver a permanent site for Abacus Belsize Primary School.

Contents Page

1	Introduction.....	7
2	Delivering Educational Choice.....	9
3	Site Search.....	12
4	The Site and Surrounding Area.....	13
5	Planning History.....	16
6	Consultation.....	20
7	The Proposed Development.....	26
8	National Policy Considerations.....	36
9	Development Plan Considerations.....	40
10	The Case for Planning Permission.....	55
11	Conclusion.....	64

Appendices

Appendix 1 – Alternative Site Search Note

Appendix 2 – Catchment Area

Appendix 3 - Letter from Abacus Belsize Primary School Headteacher

1 Introduction

Application

- 1.1 This application has been prepared by JLL for the applicant; The Department for Education ('DfE') on behalf of CfBT Schools Trust with regard to the proposed development at the former Hampstead Police Station, 26 Rosslyn Hill, London NW3 1PD (hereinafter referred to as the 'proposed development'). The site is within the London Borough of Camden ('LBC').
- 1.2 This report provides an assessment of the proposed development against the provisions of the National Planning Policy, Statutory Development Plan covering the site, and other material considerations.

The Proposed Development

- 1.3 The application is seeking planning permission for a Change of Use and Listed Building Consent.
- 1.4 The proposed development seeks to redevelop the site for educational use for a primary school (Use Class D1) and local business/enterprise space (Use Class B1) on land that currently comprises of the former Hampstead Police Station (sui generis).
- 1.5 The property is a Grade II Listed Building in a conservation area and will be used for a one-form entry ('1FE') school; Abacus Belsize Primary School. The formal description of development for the proposed development is:

“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”

- 1.6 The proposed development comprises the following main components:
 - 7 teaching classrooms;
 - 3 additional learning rooms;
 - A library;
 - Food technology room;
 - 2 halls;
 - A kitchen;
 - Playground;
 - 214 sqm of local business/enterprise space;
 - 28 secure and sheltered cycle parking spaces and a covered store for 18 scooters;
 - Four secure and sheltered cycle parking spaces for the business/enterprise space;
 - Four short-stay Sheffield stand spaces on Rosslyn Hill
 - Staff and Administration rooms; and
 - Toilets, personal care and storage.

Format for Submission

1.7 This application comprises:

- Planning Application Form, including Ownership and Agricultural Holdings Certificates (JLL);
- CIL Form;
- Site Location Plan (Satellite Architects);
- Application Drawings (Satellite Architects);
- Design and Access Statement (Satellite Architects);
- Planning Statement (JLL);
- Statement of Community Involvement (JLL and The Green Brain);
- Arboricultural Assessment (Arbtech);
- Heritage Impact Assessment (JLL);
- Structural Report (Blue Engineering);
- Transport Assessment (Paul Mew Associates);
- Draft Green Travel Plan (Paul Mew Associates);
- Servicing and Refuse Strategy/Management Plan (Paul Mew Associates);
- Air Quality Assessment (REC);
- Noise & Acoustic Report (Cole Jarman);
- Energy Strategy Report (Ridge & Partners LLP);
- Sustainability Statement including BREEAM (Ridge & Partners LLP);
- Bat Survey Assessments (Arbtech);
- Primary Ecological Assessment (Arbtech);
- Construction Management Plan (Paul Mew Associates);
- CfBT Community Use Letting Policy (CfBT Schools Trust);
- Planning Obligations (draft Heads of Term) (JLL and DfE);
- Lighting Assessment (Ridge & Partners LLP); and
- Daylight and Sunlight Amenity Neighbouring Study (Rapleys LLP).

Structure of the Report

1.8 This report is structured as follows:

- **Chapter 2** focuses on the educational case for Abacus Belsize Primary School new premises.
- **Chapter 3** provides a brief overview of the Alternative Site Search for the permanent site.
- **Chapter 4** describes the site and surrounding area.
- **Chapter 5** sets out the planning history for the site and reasons for refusal of the previous scheme.
- **Chapter 6** sets out the pre-application community consultation undertaken.
- **Chapter 7** describes the proposed development in detail.
- **Chapter 8 and 9** sets out the relevant national, regional and local planning policies.
- **Chapter 10** presents the overall assessment of the proposed development against relevant Development Plan Policies and Material Considerations and sets out the case for planning permission.
- **Chapter 11** concludes the Planning Statement.

2 *Delivering Educational Choice*

- 2.1 Abacus Belsize Primary School is a mixed 1FE primary school and opened in September 2013 under the Free Schools programme. The school was established by the CfBT Schools Trust in partnership with a group of ‘pioneer parents’. The Abacus Belsize Primary School catchment area encompasses Belsize Park and being ‘local’ is integral to its ethos. The catchment area is included as Appendix 2.
- 2.2 Since the school opened, it has been located in temporary accommodation. It started in the WAC Arts Centre (former Hampstead Old Town Hall) on Haverstock Hill. After expansion the school is now in its second temporary premises at Camley Street, near Kings Cross. This location is outside of the school’s catchment area, and currently the pupils have to be bussed from the local area to the school. There is a need for the school to move closer to its pupils and the catchment area. Please see Appendix 3 which highlights the need of the permanent site by Abacus Belsize Primary School’s Headteacher.



Achievements of Abacus Belsize Primary School

- 2.3 Since opening in 2013 the school has been graded by OFSTED as ‘Outstanding’ (June 2015).
- 2.4 The school has consistently been in the top five schools within LBC for Early years classes and Key Stage 1 outcomes. In 2018, the reception class attained the highest outcomes in LBC.

Aims of Abacus Belsize Primary School

- 2.5 Abacus Belsize Primary School’s mission is:

“...to foster a positive, creative and multi-sensory learning environment that inspires each child to maximise their individual talents, curiosity and ability to think.”

- 2.6 This is further enhanced by their motto of “*I see, I hear, I do and I learn*” and the school’s aim to:

“make a positive contribution to the development of children as individuals and as members of the community. We want to give children a sense of who they are and where they belong in the world. This involves encouraging respect for other people’s viewpoints.”

- 2.7 They seek to achieve this through a rich, ambitious and personalised curriculum enriched by daily indoor and outdoor learning sessions, community and communication.

LBC School Place Planning

- 2.8 School place planning projections are reviewed by LBC every year. On 3 September 2018, the 2018 Annual School Places Planning Report (Primary and Secondary) was published to highlight the 2018 current capacity and pressures within LBC and project future demand and any likely impact of changes in neighbouring boroughs.
- 2.9 At paragraph 4.2.5. the report sets out “*Abacus Belsize 1FE school is situated temporarily at Jubilee Waterside Centre, under a lease arrangement with Camden Council, uncertainty over its future plans remain. Abacus continues to be located at its temporary site for the 2018/19 academic year, and could make changes to accommodate a full 1FE school for a temporary period. Whilst decisions are made over its new permanent site at the former Hampstead Police Station, Rosslyn Hill (PA1), purchased by the Education and Skills Funding Agency (ESFA), with the catchment remaining in PA3. Abacus previously wanted to expand/open as a 2FE school on the new permanent site, but planning permission to convert the ‘listed’ building to 2FE were rejected by the Camden Planning Committee on the 28 July 2016. Camden did not support 2FE plans from a SPP need perspective, and latest analysis supports this. Any additional school places at this time would risk additional surplus places within existing primary provision. Abacus held discussions with Camden Council regarding designs for a 1FE school, no further application has been submitted. Camden continues to support this outstanding school as 1FE, and this has been modelled into our analysis*” (JLL emphasis).

Local Primary Schools

- 2.10 There are 49 primary schools within a 2-mile radius of the site, please see Figure 2.1, comprising:
- 21 Independent primary schools;
 - 15 Faith primary schools; and
 - 13 State (non-faith) primary schools.

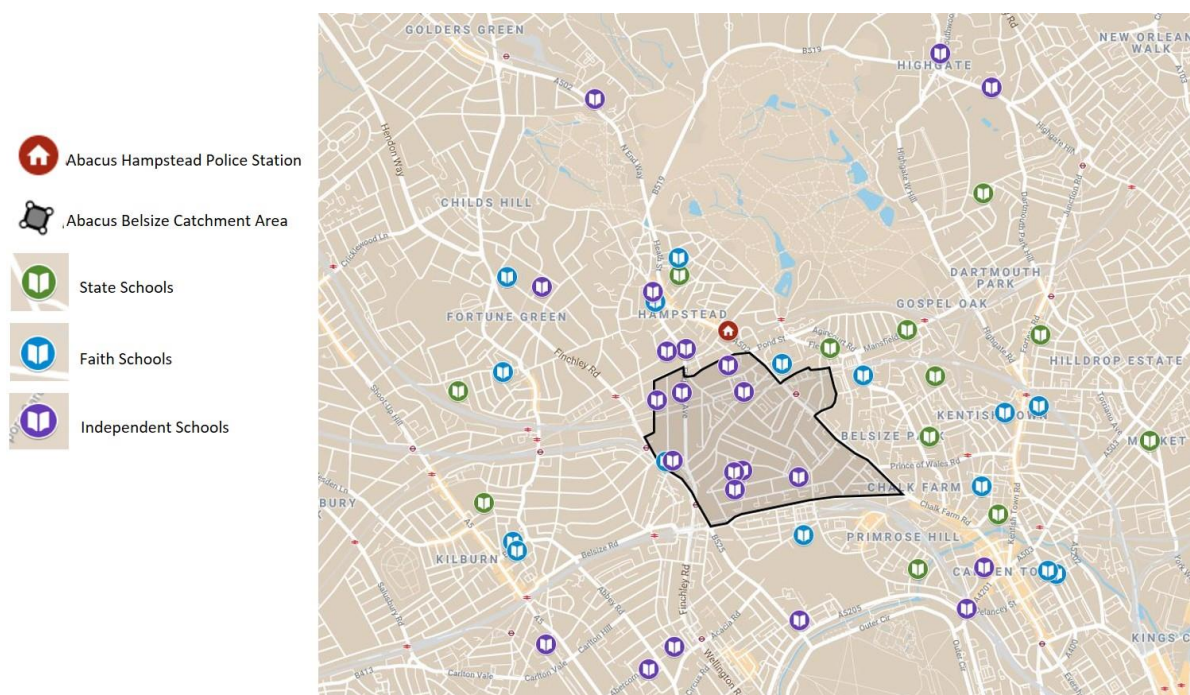


Figure 2.1 All primary schools within 2 miles of the Site. Source: Google Maps

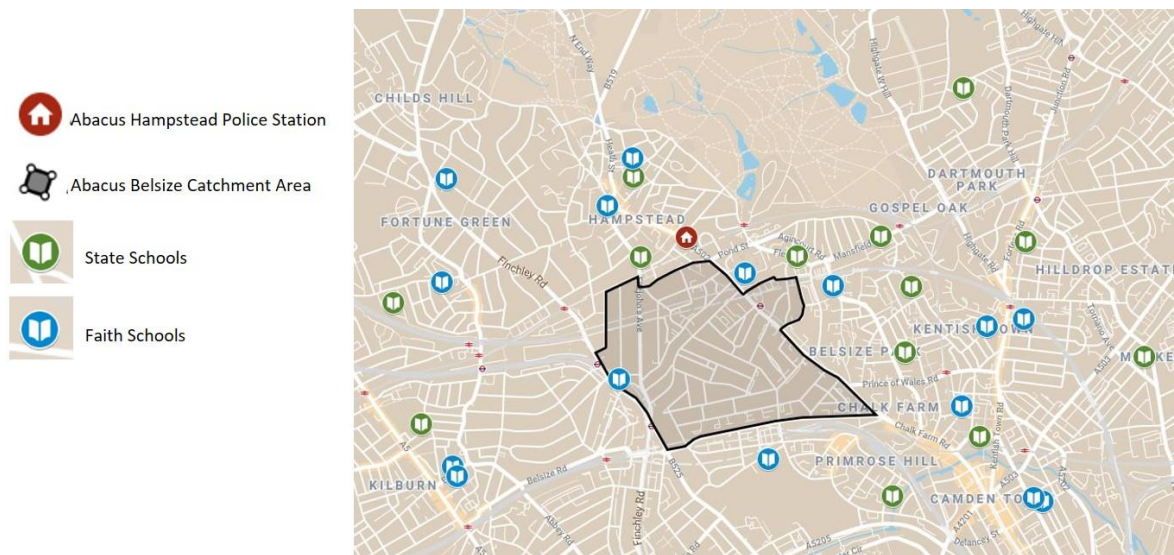


Figure 2.2 State (non-faith) and faith primary schools within 2 miles of the Site. Source: Google Maps

- 2.11 Abacus Belsize Primary School was established by local residents to address this ‘black hole of Belsize’ in terms of primary school provision and the choice of a state (non-faith) school amongst independent and faith-based school options.
- 2.12 There is clearly a demand for Abacus Belsize Primary School that has been demonstrated since it opened in 2013 as:
- An Outstanding School – There are only 6 out of 40 primary schools within a mile radius of the Belsize Park that have an OFSTED rating of ‘Outstanding’. Therefore, illustrating the need to provide the school with a permanent site to provide high-quality education for the local residents.
 - Choice of a State School (non-faith) – The nearest state school (non-faith) to the catchment area is Fitzjohn's Primary School, which is consistently over-subscribed. This highlights the need for additional choice of student places within walking distance from Belsize Park catchment area.
- 2.13 Paragraph 94 of the NPPF sets out *“It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education”*.
- 2.14 Abacus Belsize Primary School provides for a sufficient choice of school places and seeks to widen choice in the type of primary education that is available within the catchment area.

3 Site Search

- 3.1 In line with the DfE's established process for identifying viable locations for new Free Schools, an extensive site search was conducted to identify potential suitable sites for the permanent site for Abacus Belsize Primary School within and around the school's catchment area (see Figure 3.1 below).
- 3.2 The site search commenced following Ministerial approval of Abacus Belsize Primary School in July 2012 and included sites that the Free School Trust had identified in their application to open the school. The DfE has continued to search for an alternative permanent site following the acquisition of the former Hampstead Police Station. The DfE additionally undertook a collaborative site search exercise with local residents in 2018.

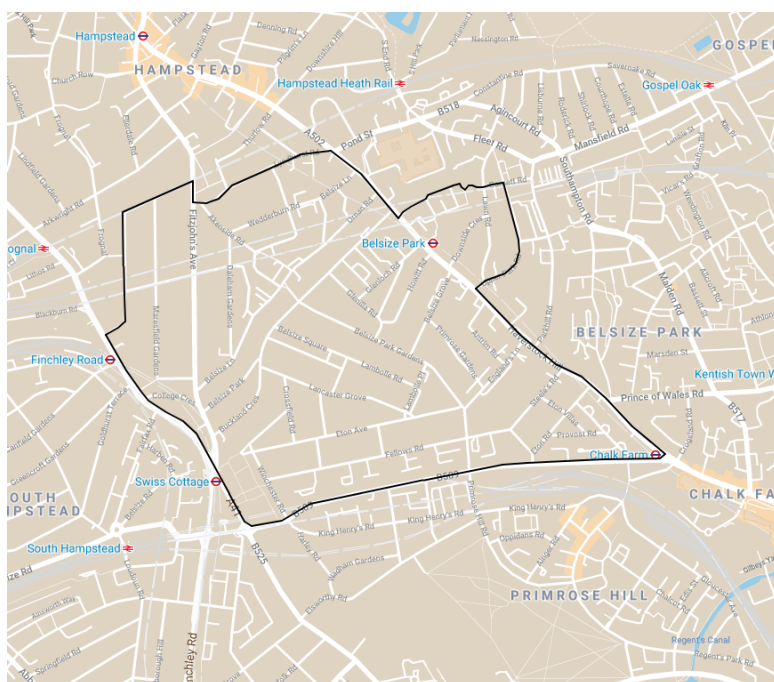


Figure 3.1: Catchment Area for Abacus Belsize Primary School. Source: Google Maps

Site Analysis

- 3.3 A total of 76 sites were considered between 2012 and 2018 as part of the site search process for Abacus Belsize Primary School. This included sites considered solely for temporary accommodation, permanent accommodation and/ or both.
- 3.4 A review of all sites the DfE considered as part of the site search process is set out in Appendix 1. The report is provided for the purposes of transparency and in response to local residents. Whilst the consideration of alternative sites is not a material planning consideration, the extensive site search exercise undertaken by the DfE demonstrates that there are no other suitable, available sites for Abacus Belsize Primary School.

4 *The Site and Surrounding Area*

- 4.1 This section describes the site and surrounding area in terms of the land uses and special features which set the context for the site.

The Application Site

- 4.2 The site is located on the north side of Rosslyn Hill at the junction with Downshire Hill, between Hampstead and Belsize Park. The building occupies a corner plot at the junction of Rosslyn Hill and Downshire Hill, comprising four storeys inclusive of a basement and attic storey. The building combines a mix of Classical and Arts and Crafts styles conveying a vernacular character, befitting of its position on the central High Street at the edge of Hampstead Village, whilst also exhibiting a strong sense of civic identity. Constructed in red brick with stone dressings, the building conveys strong architectural quality resulting in the presence of a local landmark. An aerial image of the site is shown in Figure 4.1 below.



Figure 4.1 Aerial Image of the Location of the Site

- 4.3 The main building is Grade II listed, it was a former Police Station and Magistrates Court. Ancillary to the main red brick building is the Stable Block and outbuildings to the rear of the site. A Victorian residence, 26 Rosslyn Hill immediately abuts the site to the south east and was formerly used by the Metropolitan Police. The residence does not form part of the application site.
- 4.4 The site is situated within a cluster of listed buildings which all lie within the Hampstead Conservation Area.
- 4.5 The main building is three storeys plus basement, however due to the sloping gradient towards the north east of the site, the basement is level at the rear of the building. The main building has two wings, thus forming a U shape with the main frontage onto Rosslyn Hill. In the south-eastern corner of the site is the two-storey former Stable Block.
- 4.6 The site currently has four entrances, and a designated escape exit. There is a principal entrance on Rosslyn Hill; previously the public entrance for the Police Station. This entrance is stepped over a lightwell and between the two listed police lamps.

- 4.7 The Downshire Hill elevation provides a more understated entry and exit point directly from the Judges Chamber area of the Magistrates Court, whilst an exit only point provides a presumed emergency use only exit from the Police Station.
- 4.8 The 4th entry point to the site is also on Downshire Hill and is located to the rear of the existing building. This was the vehicular entry point to the rear of the site which was used as a car park in the more recent years of the building's use and previously for stables under the Metropolitan Police.
- 4.9 The site falls within Flood Risk Zone 1. In this zone, land is assessed as having 1 in 1,000 annual probability of river or sea flooding (<0.1%) in any year.

Accessibility

- 4.10 The Public Transport Accessibility Level (PTAL) is 4 (on a scale of 1-6 where 6B is the highest), which is described as 'good'. Hampstead Heath mainline station is 0.4 miles north east of the site and Hampstead Underground Station which is served by the northern line, is 0.4 miles north west of the site. Belsize Park Underground Station is located 0.4 miles to the south east of the site and is also served by the northern line.
- 4.11 There are also a number of bus stops located within walking distance from the site. There are five bus routes (C11, 46,168, 24 and 268) that provide ease of access to the proposed school location from throughout the catchment area.

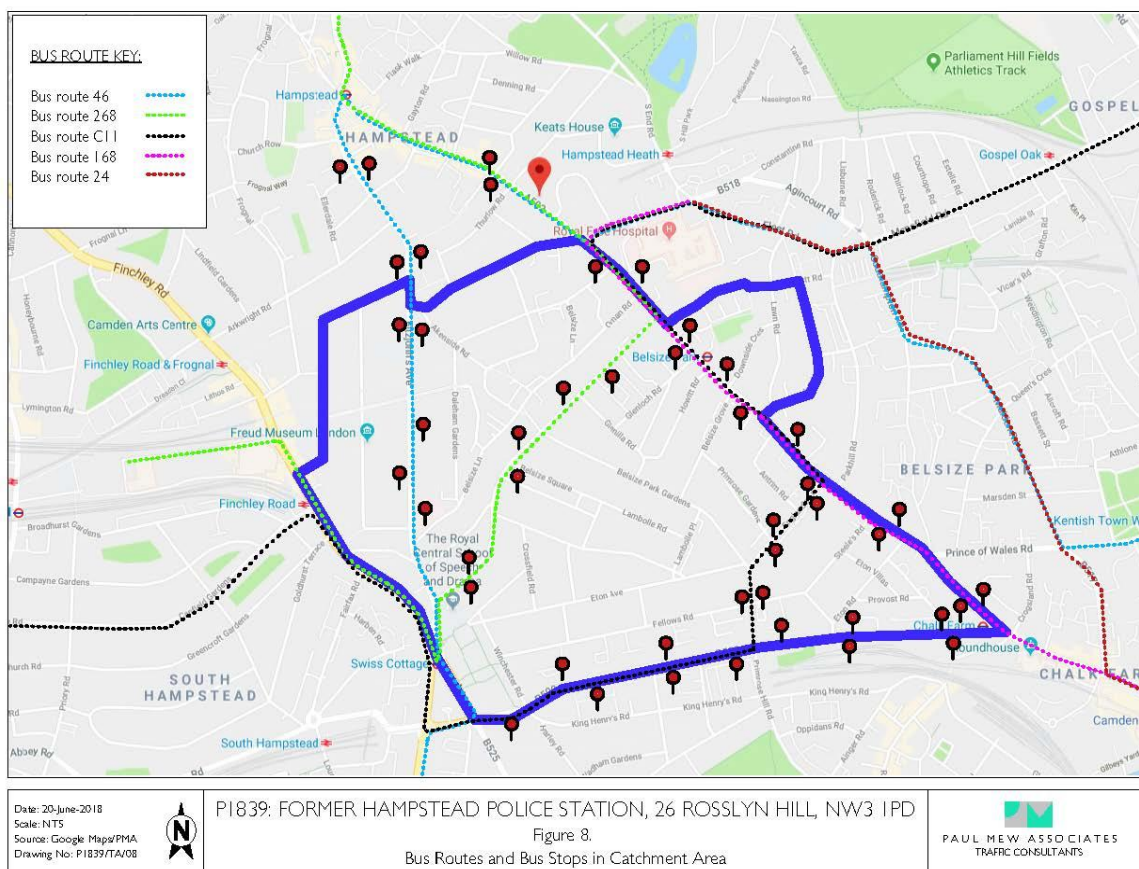


Figure 4.2 Bus Routes and Bus Stops in the Catchment Area from the Transport Assessment

Planning Policy Designations

- 4.12 LBC adopted its Policies Map in 2017 (updated January 2019). Figure 3.2 below identifies that the site lies within Hampstead Conservation Area. Further to the north west is Hampstead Town Centre; of which the nearest frontages to the site are designated as secondary shopping frontages in the LBC Policy Map 2018.

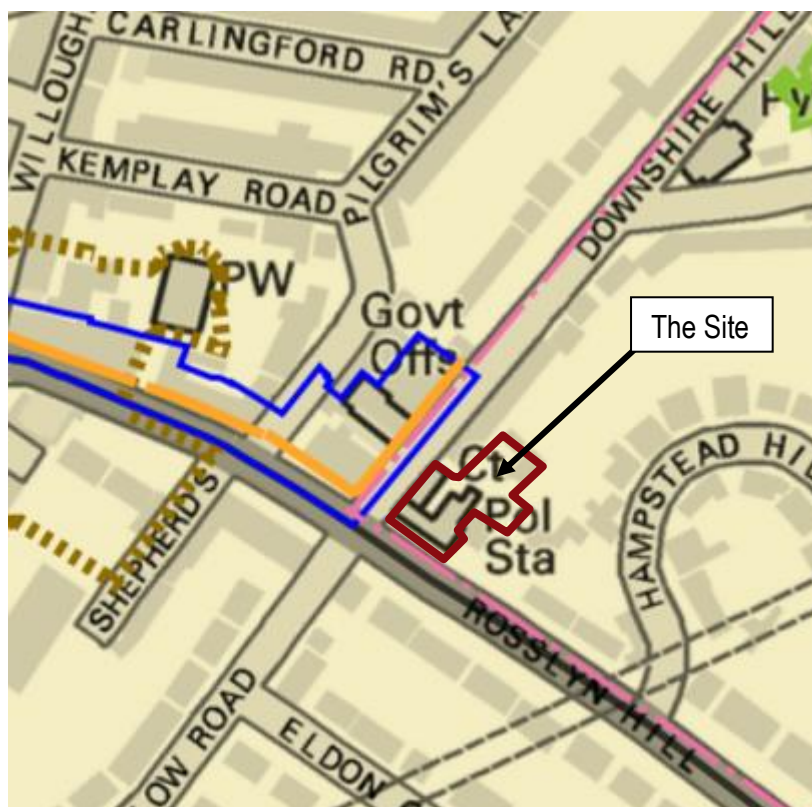


Figure 4.3 LBC's Policy Map - Extract of the Site

Surrounding Area

- 4.13 The surrounding area is predominantly residential in character, comprising predominantly of two to three storey Victorian semi-detached properties.
- 4.14 Adjoining the northern boundary of the site are the rear gardens of residential properties accessed from Downshire Hill. Beyond this, approximately 0.5 miles to the north of the site is Hampstead Heath.
- 4.15 The site's eastern boundaries are formed by further residential rear gardens accessed from Hampstead Hill Gardens and the southern boundary is Rosslyn Hill. It is bordered to the west by Downshire Hill.

5 Planning History

5.1 A review of the online planning history records held by the LBC has revealed a number of records relating to the former Hampstead Police Station site. The most relevant planning history records have been summarised in Table 4.1 below.

Table 4.1 Planning History of the former Hampstead Police Station

Reference	Address	Description	Date
2015/3217/L	BT Telephone Kiosk O/s 26 Rosslyn Hill, London, NW3 1PD	Display of 3 x internally mounted LCD screens, removal of telephone equipment with replacement of glazing.	Refused 11 September 2015
2016/2042/L	Former Hampstead Police Station, 26 Rosslyn Hill, London, NW3 1PD	Change of use from police station (sui generis) to school (Use Class D1) including the partial demolition and extension to the rear of the Grade II Listed Building and associated works.	Refused 9 August 2016
2016/6045/P	1 Telephone kiosk outside Hampstead Police Station, 26 Rosslyn Hill, London NW3 1PD	Change of use from telephone box to office pod (sui generis).	Granted 9 March 2017

5.2 This application follows the refusal of planning permission and listed building consent in 2017 for a 2FE (420 pupil) school. The previous application was refused, in part, on the heritage implications of the proposed development which included the substantial demolition of the listed building, with a large extension added to the rear. These proposals also involved the loss of the principal Police Station stair.

5.3 The 2016 application (LPA Ref: 2016/2042/L) for a change of use and extension to the main building for a two-form-entry school (420 pupils) was refused at planning committee for the following reasons:

1. *“The proposed rear extension, by reason of its scale, bulk, height and detailed design would fail to preserve the special architectural and historic interest of the host building and its setting and less than substantially harm its significance (there being an absence of substantial public benefits that outweigh such harm) and fail to preserve or enhance the character or appearance of the Hampstead Conservation Area and harm its significance contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden’s heritage) of the London Borough of Camden Local Development Framework Development Policies.*
2. *The proposed development due to its scale and intensity of use would by reason of the additional trip generation and traffic congestion have a detrimental impact on the local transport network contrary to CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development)*

DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

- 3. The proposed development, by reason of the scale and intensity of use in close proximity of residential accommodation would harm the amenity of neighbouring residents contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and Policy DP28 (Noise and vibration).*
- 4. In the absence of sufficient information, the applicant has failed to demonstrate that the proposed development would not have a detrimental impact on air quality as a result of the proposal, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development.*
- 5. In the absence of sufficient information the applicant has failed to demonstrate that the proposed development would not have a harmful impact on neighbouring trees, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP24 (securing high quality design) of the London Borough of Camden Local Development Framework Development.*
- 6. In the absence of sufficient information the applicant has failed to demonstrate that the proposed development would not have a detrimental impact on neighbouring amenity in terms of noise as a result of the proposal, contrary to policies CS6 (Managing the impact of growth and development) CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development.*
- 7. The proposed development, in the absence of a legal agreement securing a school travel plan and associated monitoring and administrative costs for a period of 5 years, would fail to promote the use of sustainable means of travel, contrary to policies CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 (transport implications of development) of the London Borough of Camden Local Development Framework Development Policies.*
- 8. The proposed development, in the absence of a legal agreement securing it as car-free, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.*
- 9. The proposed development, in the absence of a legal agreement securing a construction management plan and the establishment and operation of a Construction Working Group, would be likely to give rise to conflicts with other road users and would fail to mitigate the impact on the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.*
- 10. The proposed development, in the absence of a legal agreement securing necessary contributions towards highway works would fail to make provision to restore the pedestrian environment to an*

acceptable condition, contrary to policies CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 (walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

11. The proposed development, in the absence of a legal agreement securing a sustainability plan, would fail to ensure that the development is designed to take a sustainable and efficient approach to the use of resources, contrary to policies CS13 (tackling climate change) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP22 (sustainable design and construction) and DP23 (water) of the London Borough of Camden Local Development Framework Development Policies.

12. The proposed development, in the absence of a legal agreement securing a School Management Plan would fail to ensure that the proposed development would not have a detrimental impact on neighbouring amenity as a result of the proposal, contrary to policies CS6 (Managing the impact of growth and development) CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development”.

5.4 The current revised proposals differ significantly to those refused previously. It is now proposed to utilise the existing building envelope, with only limited extension to create sufficient floorspace for the hall on the ground floor. The application proposals are for a 1FE (210 pupils) primary; half the school population of the original application. It also now involves the wholesale retention of the Listed Building and preserves key elements of the building’s significance.

5.5 The design team have been mindful throughout the development of the current scheme of these reasons for refusal. The fundamental changes from the previous planning application at the site and these are set out in Table 5.2 below.

Table 5.2 Fundamental changes from the previous planning application

Reasons for Refusal of the 2016 Application	Current Revised 2019 Application
The proposed rear extension, by reason of its scale, bulk and detailed design would harm the character and appearance of the host building which is listed and the wider Hampstead Conservation Area.	Better re-purposing of existing building and small infill extension to create a hall is proposed, so that there is a minimal impact on the conservation area and appearance of the building.
The scale of the school would result in additional trip generation and traffic congestion have a detrimental impact.	The school has reduced scale from 2-form-entry (420 pupils) to 1-form-entry (210 pupils) and will be car free.
Scale and intensity of use in close proximity of residential accommodation would harm the amenity of neighbouring residents.	The proposal has carefully considered the impact on neighbouring residents by reducing the number of pupils, removing the large scale extension to the rear of the property and including an acoustic barrier in the playground. The scale and intensity of the use has been reduced through the significant reduction in pupil numbers.

Failed to demonstrate that the proposed development would not have a detrimental impact on air quality.	An Air Quality Report has been submitted alongside this application, which notes that the entirety of the site including the playground is within the Air Quality Objectives. The majority of the building will be mechanically ventilated to ensure suitable air quality for pupils.
Failed to demonstrate that the proposed development would not have a harmful impact on neighbouring trees.	An Arboricultural Report has been undertaken to ensure all neighbouring trees and root protection areas are preserved throughout the development including construction.
Failed to demonstrate that the proposed development would not have a detrimental impact on neighbouring amenity in terms of noise.	A Noise Report has been undertaken and all play-space is at ground floor and using the existing car park. A landscape buffer and acoustic barrier has been included to mitigate the impact on adjoining properties to an acceptable level.
Absence of a legal agreement securing a school travel plan and associated monitoring and administrative costs for a period of 5 years.	A draft Green Travel Plan has been submitted alongside this application. A list of draft Section 106 obligations has been sent to LBC for review including a school travel plan, monitoring fee and inclusion of a community representative member to join the annual review. The precise wording will be progressed with LBC through the application process.
Absence of a legal agreement securing it as car-free.	A list of draft Section 106 obligations has been sent to LBC Council for review, including the agreement the school is car-free. The precise wording will be progressed with LBC through the application process.
Absence of a legal agreement securing a construction management plan and the establishment and operation of a Construction Working Group.	A draft Construction Management Plan has been submitted alongside this application, noting the requirement for the establishment and operation of a Construction Working Group. A list of draft Section 106 obligations has been sent to LBC for review, including Construction Management Plan and monitoring fee. The precise wording will be progressed with LBC through the application process.
Absence of a legal agreement securing necessary contributions towards highway works.	A list of draft Section 106 obligations has been sent to LBC for review, including the agreement of a highways contribution. The precise wording will be progressed with LBC through the application process.
Absence of a legal agreement securing a sustainability plan.	A Sustainability Report has been submitted alongside this application. A list of draft Section 106 obligations has been sent to LBC for review, including a Sustainability Plan. The precise wording will be progressed with LBC through the application process.
Absence of a legal agreement securing a School Management Plan	A list of draft Section 106 obligations has been sent to LBC for review, including the agreement of a School Management Plan. The precise wording will be progressed with LBC through the application process.

6 Pre-application Consultation

6.1 This section summarises the wide-ranging public consultation that the project team has undertaken in advance of the application.

6.2 A wide range of consultation has taken place between January 2018 and March 2019 which has supported the design evolution of the scheme. This has included engagement with Planning Officers at the LBC and local residents.

Pre-application Meetings

6.3 A list of pre-application meetings held with the LBC are summarised below.

Table 5.3 Summary of pre-application meetings with the LBC

Date	Meeting Type	Attendees
18 th January 2018	Pre-application Meeting	LBC (Case Officer, Transport Officer, Heritage Officer, Education Officer), JLL (Planning and Heritage Consultants), Department for Education, Satellite Architects, and PMA (Transport Consultant).
12 th July 2018	Transport Pre-application Meeting	LBC (Transport Officer, Heritage Officer, Education Officer), JLL (Planning and Heritage Consultants), Department for Education, Satellite Architects, PMA (Transport Consultant), Ridge (Project Managers) and Jane Simpson (Access Consultant).
14 th September 2018	Site Visit	LBC (Transport Officer and Heritage Officer), JLL (Planning and Heritage Consultants), Department for Education, Satellite Architects, and Ridge (Project Managers).
28 th November 2018	Pre-application Meeting	LBC (Case Officer and Transport Officer), JLL (Planning Consultants), Department for Education, Satellite Architects, PMA (Transport Consultant), Ridge (Project Managers), Abacus Headteacher, and CfBT Governor.

Meeting Summary

Pre-application Meeting - 18th January 2018

6.4 An initial pre-application meeting was undertaken at LBC's offices in January 2018. An overview of the proposals were provided to LBC and the following key comments were made:

- **Site layout and design**- Comments were provided in relation to the amount of play space provision proposed as part of the scheme, the location of the teaching rooms and practicality of the kitchen's proposed location. It was outlined that in accordance with Policy DP29, the building should seek to meet the highest practicable standards of access and inclusion possible. It was noted that the applicant would appoint an Accessibility Consultant to ensure the proposals were compliant with Policy DP29;

- **Heritage assets-** LBC's Heritage Officer confirmed that the school was an appropriate use for the building and provided support towards the removal of the link bridge at the rear of the building. No concerns were raised regarding the refurbishment and use of the former Stable Block to the rear of the site for classroom space;
- **Principle of educational use-** LBC commented on the need for the proposed development given the number of primary schools within the Belsize Park Ward. It was outlined that there was significant demand for Abacus Belsize Primary School even in its current temporary location, with an oversubscription for places and the need to provide choice in education provision for parents; and
- **Transport implication-** LBC's Transport Officer commented on the location of the site in relation to the school's catchment area and the need to understand delivery and servicing arrangements for the site.

6.5 This meeting established the key principles and enabled more detailed drawings to be prepared, and discussions to take place with Heritage Officers and Historic England.

Transport Pre-Application Meeting 12th July 2018

6.6 A transportation meeting took place in July 2018 with LBC's Transport Officer. The main points raised as part of discussions were:

- **Accessibility-** Discussion was had regarding the proposed access to the building and Stable Block. It was confirmed that a design pack showing different access options to the school would be prepared for comment.
- **Deliveries and servicing-** It was agreed by Council Officers that Rosslyn Hill was the most suitable location for a Blue badge parking space and that bus collection from Hampstead Heath car park was a sensible solution.
- **Bicycle storage and scooter parking-** It was confirmed by LBC that cycle stands at the front of the building were acceptable and that the proposed cycle and scooter storage should be separated, where possible.
- **Off-site highway mitigation-** LBC's Transport Officer confirmed that they were happy to maintain the crossing to the north of the school and that there would be a requirement for Travel Plan monitoring.

6.7 The design was developed to incorporate appropriate accessibility to the site. Ramp access to the Rosslyn Hill entrance was agreed and added, a lift added to the Stable Block to provide access to the Year 5 and 6 classrooms as well as the lower playground.

6.8 Two options were drawn up for the access to the Business/ Enterprise Space off of Downshire Hill. A raised pavement to provide a level entrance or a ramp to the door and step on the other side which required the pavement to be extended to allow pedestrians to walk to the side of the ramp. For further details please refer to the Design and Access Statement submitted alongside this application.

Pre-application Meeting 28th October 2018

6.9 A second pre-application meeting was undertaken with the Case Officer and Transport Officer at LBC in October 2018. The following key points informed the discussion:

- **Design**- An update to the proposed design was presented to LBC which outlined changes in accessibility proposed at the site following previous discussions with LBC.
- **Noise and residential amenity**- The landscape buffer proposed at the boundary with the residential properties on Downshire Hill was discussed and it was outlined that appropriate mitigation would be provided. LBC considered this was a positive approach.
- **Business/ enterprise space**- In light of the comments received as part of the public consultation process it was outlined that the previously proposed community space within the Magistrates Court was to be changed to a business/ enterprise (Use Class B1) area. It was confirmed that the application would include the written exclusion of the B1 space from school use, to prevent the school expanding into the space in the future. The Case Officer highlighted that LBC's economic team were supportive of the B1 use in this location.
- **Transport**- Agreement was had regarding the number and type of cycle storage to be provided as part of the proposal and its location. The Transport Officer confirmed that servicing from Downshire Hill was most appropriate and the Council would place yellow zig-zag markings (no stopping at any time) at the entrance to the school along Rosslyn Hill. It was noted that access to the business/enterprise space would need to be carefully considered and the council would undertake the operations to facilitate their preferred amendment to the footpath and highway.

Community Consultation

6.10 The project team have been committed to consulting with the local community throughout the design process to help shape the proposed development. Further details are provided in the Statement of Community Involvement which accompanies the planning application.

Workshops

6.11 Three workshop sessions were held on 6th, 13th, and 20th March 2018, two in Hampstead and one in Belsize. These sessions sought to re-engage with those organisations which had previously voiced concerns with the previous planning application for the school at the site, which was refused.

6.12 These workshops aimed to outline the new thinking and approach behind the plans to develop the site for a school and to seek feedback on the best use of the site and how to ensure the development delivered the best school and opportunity for the local community.

6.13 Over the three workshops there were 36 attendees.

6.14 In June 2018, two additional follow-up workshop sessions were held with the community. The aim of these workshops were to feedback to local organisations on how the proposals had evolved since the first workshops, based on the comments received. There were 22 attendees over the two workshops.

Public Exhibition

6.15 A public exhibition was held over three days from Thursday 4th to Saturday 6th October 2018 across two sites.

6.16 8500 leaflets were distributed inviting the local residents to the public exhibition.

6.17 Over the three days 225 people attended of which 72 provided responses on the day and a further 66 provided comments on the online survey. The feedback on the scheme was predominately positive.

6.18 The key comments that were received from the exhibition was that additional community space was not needed, concern about parents parking and causing congestion, and noise.



Development Management Forum

6.19 A Development Management Forum took place on the 30th January 2019 at Pax Lodge, Hampstead. The Forum was attended by approximately 130 people and was hosted by LBC.

6.20 The Forum was introduced by Alex Bushell, Development Management Manager for LBC. Two presentations were then given. First by David Fowler, Case Officer for the application. This presentation provided an overview of the site, its planning history and an overview of the local planning documents on which the proposed development would be assessed.

6.21 The project team then undertook a presentation of the scheme. This provided background to the school, the heritage of the building and the key planning and transport considerations which had been taken into account by the project team as part of the design proposals.

6.22 The presentations were followed by a 'question and answer' session where members of the audience could ask questions to the project team regarding the proposed development. The key planning matters for questions focused on:

- Land use: provision of school and its location;
- Transport: construction management, pedestrian and cycling routes, parking, servicing and school travel plan monitoring;
- Amenity of neighbours;
- Design and conservation: height, bulk/massing, appearance, setting of listed buildings; and
- Trees and landscaping.



6.23 A Developer’s Forum meeting was held on the 25th March 2019 as requested by the local ward councillor. This was hosted by LBC at their offices, and the attendees were made up of 8 local residents, 2 Officers from the LBC, 1 from Abacus, 3 from DfE, 2 from CfBT School Trust and 1 from JLL.

6.24 The key items raised at this meeting were:

- Transport – A key concern was congestion generated by the school. The school will be a car-free school and has agreed that a local resident will be offered a place on the Annual Travel Plan Review Group.
- Future expansion of the school – There were concerns that the school would expand into the proposed Business/Enterprise Space, however due to the description of the permission this space can only be used for business use and any future expansion would require planning permission. The former Police House will be sold off once works for this proposal are complete. The school stated that it had no plans to go beyond a 1FE and the previous 2FE planning application on the Site had been refused.
- Planning Obligations to be secured through a s106 legal agreement –
 - Limiting pupil number to 210;
 - Residents would be on governing board;
 - Construction Management Plan (CMP);
 - Servicing Management Plan (SMP);
 - School Travel Plan; and
 - Car free enforcement.

Summary

- 6.25 Meetings between the DfE and the LBC Planning Team have taken place to ensure the development is in line with their principles and overcomes challenges in a collaborative and appropriate manner.
- 6.26 A variety of engagement methods have been undertaken such as, private focus groups with Hampstead Residents Association, public exhibition, a Development Management Forum and a further Developer's Forum. These were conducted to gain a range of attendees and establish their concerns in order to adapt the development where suitable.

7 *The Proposed Development*

- 7.1 The following section outlines the nature and scale of the proposed development and describes the building and land to be redeveloped.
- 7.2 The formal description of development which is subject to the application for full planning permission for full planning and listed building consent to LBC is:

“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.”

Proposed Elements of the Development

- 7.3 The application proposals comprise the change of use of the former Hampstead Police Station and to a 1FE Primary School. The proposal is for sensitive refurbishment of the existing Grade II listed former Police Station and Stable Block.
- 7.4 The proposals will include the following facilities:
- 7 teaching classrooms;
 - 3 additional learning rooms;
 - A library;
 - Food technology room;
 - 122.5 sqm Main hall on Ground Floor with a kitchen preparation area and servery suite;
 - Playground;
 - 214 sqm of local business/enterprise space;
 - 32 cycle and 18 scooter long stay, secure, covered spaces;
 - 4 short stay cycle spaces on Rosslyn Hill;
 - Staff and Administration rooms; and
 - Toilets, personal care and storage.

New Build Elements

- 7.5 The proposed development is limited to the existing envelope of the building with the exception of the small extension at lower ground and ground floors to provide a 122.5 sqm hall for use by the school. This small double height extension is proposed to provide a regularly shaped school hall. The extension will replace the link between the original cell block and the magistrates court and is the only extension proposed as part of this application. It will be a minimal intervention into the building fabric and will not be readily noticeable from any public viewing location. It will be constructed in brick to match the existing building.
- 7.6 It is proposed to remove the modern additions at the rear of the building, stripping back the exposed services to reinstate as much of the appearance of the rear as possible. A new canopy will be implemented at the rear of the building to create a covered playspace for use by reception aged school children. The

canopy has been designed to be independent of the listed building and to not be reliant on it for support. It will be a lightweight addition which is considered to be a new and modern intervention into the building.

Former Stable Block - Annex

- 7.7 The former Stable Block in the south east corner of the site will be repurposed as an Annex for two new classrooms for year five and six. The internal structure will be removed to allow the creation of open plan spaces. A lift fitting within the existing roof line of the Stable Block will provide access to those rooms and the rear section of the playground.

Playground

- 7.8 The proposed development seeks to provide the maximum amount of external play space available on site. The playground has been designed to be fully accessible and use the existing slope of the site. The proposal features a series of terraced play spaces. At lower ground floor level there is a dedicated playspace for reception pupils with an external canopy to allow for covered play. The higher playground in the top area is designed for younger children in years one and two. A series of raked steps will provide seating and access to the lower playground adjacent to the Annex. Soft landscaping has been introduced where possible.

School Operation

- 7.9 The proposal is for a 1FE primary school building which would, when fully occupied; provide places for 210 pupils aged 4-11 and 24 Full Time Equivalent (FTE) members of staff. The school opened in September 2013 in temporary accommodation within the former Hampstead Old Town Hall. In 2016 the school moved to the Jubilee Waterside Centre, where the school has a lease until 2022. Abacus Belsize currently has 180 pupils from Reception to Year 6.
- 7.10 The compulsory school day will run from 08:50 to 15:30, Monday to Friday. However, pupils will be actively encouraged to use the school facilities and resources to support or extend their learning before and after school. There will be pre- and post-school clubs meaning that the site would be open to pupils from 08:00 to 18:00 (see Table 7.1 for a timetable of the school day).

Table 7.1: Normal School Day

8.00 – 8.30	Breakfast Club	Approximately 30 children for 30 minutes in Hall
8.30 – 8.50	Arrival	Downshire Hill gates opens for Years Reception, 5 & 6 and siblings (80 children). Front entrance on Rosslyn Hill for Year 1,2,3 & 4.
8.50 – 9.00	Morning activities / Register	Classroom
9.00 – 10.15	Class time	Classroom
10.15 – 10.30	Breaktime: Year 1 + 2	60 children in playground
10.45 – 11.00	Breaktime	Maximum 120 children playing

11.00 – 12.15	Class time	Classrooms
12.15 – 1.00	Lunch time	Children moving between the hall, classroom and playgrounds. Maximum 90 children playing outside
1.00 – 3.00	Class time	Classroom or outdoors
3.00 – 5.00	After school clubs	Classrooms, hall or outdoors

7.11 It is important to note the school would only operate Mondays to Fridays in term times, with the expectation that events such as the summer fair or winter festival will be limited to four times a year. This means that the external activity in the playground would not normally take place at weekends. Overall, activities associated with the school would take place some 183 days per year, approximately 50% of the days in the year.

Local Business/Enterprise Space

7.12 The proposals also involve the use of the Magistrates Courtroom as a Business and Enterprise Space (Use Class B1).

7.13 The Magistrates Court is surplus to the floorspace requirements for a 1FE school. A range of potential uses were considered for the space following the Workshop Engagement Session. It was originally proposed to transform the space to be used for community use. However, feedback at the public exhibitions expressed concerns that there is already a surplus of community space in the vicinity and additional space could negatively impact the viability and vitality of existing spaces. In discussion with officers at LBC it was decided that business and enterprise floorspace (Use Class B1) would be a suitable use.

7.14 There will be a total of 214 sqm (GIA) of local business/enterprise floorspace which will be located on the upper ground and first floors. This will operate as a separate entity from the school and have its own entrance from Downshire Hill.

7.15 The HCA Density Matrix (2015) sets out the standards for calculating job generation from proposed floor space. This indicates that for a General B1a office there would be 1 job per 13 sqm of space which would give rise to approximately 16.5 jobs.

7.16 An operator for the space has yet to be determined, however the DfE have received very strong interest in the space from BID, as well as someone interested in setting up a Wellness Centre. The hours of operation would likely reflect typical office hours with the majority of people working 8am – 6pm from Monday to Friday.

7.17 A total of four secure and sheltered cycle parking spaces will be provided within the entrance to the business/enterprise space plus a further Sheffield stand will be provided on Rosslyn Hill which will serve as the requirement for two short-stay spaces.

Community Use

- 7.18 The school facilities (main hall, small hall and studio) will be available for community use hire outside of school hours. As the primary school will be using the facilities during the day, additional community use of facilities will commence after school hours and on the weekends. It is intended that the facilities will be open until approximately 22:00 on Mondays to Fridays, 18:00 on Saturday and 17:00 on Sunday and Bank Holidays. Vehicular and pedestrian activity associated with such use is likely to be spread over time and is not likely to coincide to any great extent with the school opening and closing times.
- 7.19 Abacus Belsize Primary School will be managing the booking and letting of the premises in line with the CfBT community use letting policy. A copy of the policy is submitted alongside this application to provide further information.

Scale and Massing

- 7.20 The scale and massing of the building remains extremely similar with no significant extensions proposed to the rear of the building as previously requested in the 2016 planning application (LPA Ref: 2016/2042/L).
- 7.21 A ramp is proposed at the Rosslyn Hill entrance, above the light well to deliver inclusive access to the front of the site.
- 7.22 There is a small infill on the south eastern arm of the main building which is necessary to create usable space required for the school.
- 7.23 The Stable Block will also have a lift attached to the western elevation to ensure the site is accessible.

Materials

- 7.24 The application proposals include a comprehensive package of refurbishment works to the exterior of the building. This will include the repair of any brickwork or stonework where necessary as well as the cleaning (to a method to be agreed with the local planning authority) of the brickwork. These works will enhance the external appearance of the building.
- 7.25 The materials selected for the development seek a high-quality appearance and are in keeping with the existing building.
- 7.26 The infill to the rear of the building will use a similar brick to ensure the addition is in-keeping with the building.
- 7.27 For further information please refer to the Design and Access Statement submitted with this application.

Layout

- 7.28 Due to the building being a Grade II Listed Building, the layout of the design has carefully been undertaken to balance the historic significance and the provision of a high-quality designed school.

- 7.29 The teaching rooms are located in:
- Lower ground: Reception, Year 1, Year 2;
 - First Floor: Year 3 and Food Tech Room;
 - Second Floor: Year 4; and
 - Stable Block: Year 5 and 6.
- 7.30 The layout is demonstrated within the Design and Access Statement.
- 7.31 The playground has three different levels which provides suitable surfaces and variation to the landscape. The layout of the playground has been carefully designed to consider the mitigation of noise levels.
- 7.32 The local business/enterprise space is located to the north of the site, in the Magistrates Courtroom with a private entrance to ensure the safeguarding of the students.

Heritage

- 7.33 The site is referred to in the Hampstead Conservation Area Statement as a feature of the Rosslyn Hill and Downshire Hill streetscapes.
- 7.34 The Grade II listing of the building and setting with the Hampstead Conservation Area has significantly impacted the design, layout and refurbishment of the site. Consultation with the LBC Heritage Officer and Historic England has influenced the design development of the scheme.
- 7.35 The proposal has focused on the preservation and enhancement of the historically significant aspects of the building and site. For example, the it is proposed that the modern accretions and additions are stripped back to reinstate as much of the original appearance of the rear as possible.
- 7.36 Additionally, the school have the ability as the occupier to enhance the significance of the listed building, and the character and appearance of the conservation area. For further information, please refer to the Heritage Statement by JLL.

Accessibility

- 7.37 The main pedestrian access to the school will be from Rosslyn Hill. The main external changes on the Rosslyn Hill elevation will be a new ramp which will be inserted into the lightwell. This will involve the extension of the stair to the Police Station entrance on to the public footpath to create a level landing. The proposed ramp will involve the loss of a small part of one of the existing buttresses within the lightwell, but will be supported by padstones within the street retaining wall and new post supports within the lightwell. The proposed railings will be of a similar design to those existing. The provision of a ramp will necessitate a small area of existing street railing to be removed to allow access. This has been designed to be kept to a minimum so as to limit any loss of street railings.
- 7.38 A secondary entrance will be provided via the rear of the building on Downshire Hill into the playground.

7.39 Access to the local business/enterprise space is located via Downshire Hill. On Downshire Hill, it is proposed to create a shallow ramp to the original Section House entrance to provide 'Equality of Access' to the proposed Business and Enterprise Space through a level access. This will involve the slight raising of the footpath and will also include some minor works to the entrance, removing a shallow step to allow for the insertion of the ramp.

Transport

- 7.40 The accessibility of the application site by alternative sustainable transport modes have been examined, including considering the existing travel patterns at the temporary site. It is apparent that the school is ideally located in order to encourage trips on foot. The proposed school would be accessible by a frequent public bus service; bus routes 168 and 268 provide access to Hampstead and Belsize Station as part of a multi-modal journey.
- 7.41 The development proposes to be car-free and promote sustainable modes of transport through hard and soft measures such as, not providing car parking spaces, and continuing to put the car-free ethos at the forefront of the school ethos.
- 7.42 The school is committed to not using private school buses and encouraging staff, pupils, and parents to use sustainable modes of transport. For more detail please refer to the Transport Assessment by Paul Mew Associates.
- 7.43 Abacus Belsize Primary School's existing Travel Plan has been submitted alongside this application to demonstrate its current high standards and achievements, Appendix 2 of the draft Green Travel Plan submitted alongside this application.
- 7.44 The DfE and the school will be committed through a S106 Legal Agreement to:
- Car free agreement;
 - Annual review of the School Travel Plan;
 - Monitoring fee for the Travel Plan;
 - Establish School Travel Plan Review Group to include a local resident representative; and
 - Appoint a local resident representative as a Community Governor.

Servicing and Deliveries

- 7.45 Services and deliveries that are distributed by vehicles will access the site via Downshire Hill.
- 7.46 The majority of the deliveries will be scheduled to take place during the school day to reduce the congestion during peak times. Additionally, for safety reasons services and deliveries will aim to take place whilst the children are in classroom-based lessons.
- 7.47 For further information please refer to the Servicing and Refuse Strategy/Management Plan by Paul Mew Associates.

Refuse

- 7.48 Refuse collection service delivery vehicles will utilise the vehicular entrance off Downshire Hill, although the vehicles would service from the roadside and would not be able to enter the site.
- 7.49 For further information please refer to the Servicing and Refuse Strategy/Management Plan by Paul Mew Associates.

Vehicle and Cycle Parking

- 7.50 A disabled car parking space is to be located on-street by the Rosslyn Hill entrance.
- 7.51 A total of 36 cycle parking spaces will be provided within or near the main building.
- 7.52 The 28 staff and pupil cycle spaces are located to the rear of the building under the fire escape or adjacent to the Stable Block. These will be lockable and covered cycle spaces, as requested by the LBC Transport Officer.
- 7.53 Also located under the fire escape will be an area for 18 scooters to be securely left.
- 7.54 Four secure cycle storage spaces will be provided for the local business/enterprise space.
- 7.55 The four short-stay visitor cycle storage spaces will be provided on Rosslyn Hill in the form of 2 Sheffield cycle stands.

Noise

- 7.56 The proposal seeks to mitigate noise generated by the development during construction and permanent use.
- 7.57 The mitigation proposed is a 4m timber acoustic barrier located in the playground. A galvanized metal grid will be attached to allow climbing plants to cover the wall. Ivy is proposed to be planted on the school side of the wall, pruned annually. Hinged sections will allow maintenance behind the screen. This has been carefully designed to reduce the noise of the children within the playground and be aesthetically pleasing.
- 7.58 For further information please refer to the Acoustic Assessment by Cole Jarman and the Design and Access Statement.

Air Quality

- 7.59 The proposed development is located within the LBC Air Quality Management Area (AQMA) which has been declared for exceedances of the annual mean Air Quality Objective (AQO) for nitrogen dioxide (NO₂) and the 24-hour mean AQO for and particulate matter with an aerodynamic diameter of less than 10µm (PM₁₀).
- 7.60 Predicted NO₂ concentrations exceeded the annual mean AQO across the proposed development site on the ground floor level (1.5m). In accordance with the London Councils Air Quality and Planning Guidance

the implementation of suitable mitigation measures is required to protect future site users from poor air quality.

- 7.61 Pollutants concentrations at the location of the proposed outdoor space (playground) have predicted annual mean NO₂ concentrations to range from 34.34 – 40.03µg/m³. The predicted exceedance is marginally above the annual mean AQO and is localised to the corner of the school building by the student entrance.
- 7.62 Detailed dispersion modelling undertaken at heights equivalent to the proposed building floor levels indicated that classrooms on the proposed lower ground floor (Reception, Year 1 and Year 2) may be exposed to concentrations of NO₂ between 5% below or above the annual mean AQO, and were subsequently classified as APEC – B.
- 7.63 The London Councils Air Quality and Planning Guidance states that mitigation measures must be considered for such areas of exposure. Therefore, in accordance with the guidance, the inclusion of appropriate mitigation measures at specific classrooms (Reception, Year 1 and Year 2), as indicated in Figure 6 within Appendix I, is recommended in order to reduce the potential for exposure of future users to elevated pollutant concentrations.
- 7.64 It is proposed to include mechanical ventilation within the building design for the Reception, Year 1 and Year 2 classrooms across the proposed lower ground floor level and ground floor and other areas where windows are facing Rosslyn Hill. The Air Supply and Air Extract pipework will be taken from the roof at the highest and farthest from the road possible location in an area with NO₂ concentrations below 38µg/m³. The mechanical ventilation was taken as per the design by Ridge (drawing series 43). Natural ventilation has been adopted for all other areas. These specific mitigation techniques will be required to protect future users from elevated concentrations at specified locations across the lower ground floor level.
- 7.65 There were no predicted exceedances of the annual mean AQO for PM₁₀ across the proposed development at the ground floor level and is classified as APEC - A as in accordance with the London Councils Air Quality and Planning Guidance.

Landscaping

- 7.66 The two original benches at the front of the site on Rosslyn Hill are to be retained, alongside the telephone box as they are an important contributor to the streetscape and the character of the local area. One bench will be relocated to allow access to the ramp.
- 7.67 The site will contain an attractive entrance environment. To the rear of the site hard and soft landscaping is proposed to enhance the aesthetic and character of the development.
- 7.68 Within the playground, planters are proposed in the courtyard and a living wall is proposed on the acoustic barrier to provide softness to the area. This will have a variety of plant species. Please refer to the Design and Access Statement by Satellite Architects.
- 7.69 Although there are no trees on site, an Arboricultural Report has been undertaken to ensure the neighbouring trees are not negatively impacted by the proposed development or during construction. For more information please refer to the Arboricultural Report by Arbtech which is submitted alongside this application.

Energy

- 7.70 The application is accompanied by an Energy Strategy prepared by Ridge.
- 7.71 The heating strategy comprises efficient gas fired condensing boilers as the main heat generator and the main heat emitters as radiators.
- 7.72 There is an existing Gospel Oak Decentralised Energy Network (Royal Free Hospital), which is approximately 300m away from the development. The applicant has assessed the viability to connect to the existing network and has been advised by LBC that the existing DHN is not currently available for further connections.
- 7.73 Renewable technologies are not currently part of the energy strategy. Photovoltaics arrays and solar thermal panels have been discounted on the grounds that may impact the character of the building and surrounding area. Biomass boilers, CHP and ground source heat pumps have also been discounted for a variety of reasons as set out in the Energy Strategy.
- 7.74 The pre-refurbishment BER has been calculated from the currently registered Energy Performance Certificate which was used to estimate the existing kgCO₂ emissions. Overall an 85% improvement can be achieved on regulated emissions. This illustrates that the proposal will significantly enhance the energy usage within the existing building.

Building	Existing kg CO ₂	Proposed BER kgCO ₂ / m ²	Proposed kgCO ₂	Improvement %
School	297,085	25.9	37,969	87%
Business & Enterprise Zone	58,647	50.9	14,730	75%
Stable Block	32,221	34.2	5,438	83%
Total	387,953		58,137	85%

BREEAM Pre-Assessment

- 7.75 A BREEAM Pre-Assessment under the Refurbishment and Fit Out 2014 guidance has been undertaken by Ridge to demonstrate the range of measures that will be used. The proposed refurbishment of a Listed Building will have the potential to achieve a BREEAM 'Good' rating with a score of 49.6%. The projected score assumes a worst-case scenario. The resolution of some issues can only be achieved throughout the construction process and on the completion of the full detailed design following appointment of all sub-contractors.
- 7.76 In terms of overall BREEAM assessments, refurbishment projects typically achieve lower ratings than new build projects when comparing the performance of buildings assessed under the BREEAM 2008 version. Improving the performance of existing buildings is often challenging and many of the issues to address are

amplified for buildings which are formally listed or in a conservation area such as the Hampstead Police Station.

- 7.77 Further information and a detailed explanation of the assumptions are included in the BREEAM Pre-assessment submitted as part of the planning application package.

Nature Conservation & Biodiversity

- 7.78 A Preliminary Ecology Appraisal and Extended Phase 1 Habitat Survey has been undertaken by Arbtech to assess the ecological value of the site.
- 7.79 No direct evidence of protected species was recorded during the survey. However, the habitats recorded have the potential to support bats and common nesting birds. Therefore, a dawn and dusk emergence survey is due to take place in May 2019. This will be submitted to the application as an addendum.
- 7.80 Full details are provided within the Ecology Report and Bat Survey.

Daylight & Sunlight Report

- 7.81 The proposed development will not have a noticeable impact on the light receivable by the neighbouring properties and in some cases will actually be improved as part of the proposed changes at the site.
- 7.82 Only three windows fall short of the VSC target, however these windows are either secondary windows to the room they serve, or they serve non-habitable rooms. Therefore, these windows do not require testing as per the BRE guide.
- 7.83 The report confirms that whilst the proposed development does not fully satisfy all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight', it achieves a high level of compliance for an urban location.
- 7.84 The results confirm that all neighbouring windows pass the BRE diffuse daylight and direct sunlight tests with the exception of three windows falling short of the Vertical Sky Component test. All of the windows that fall short of their requirements do not require tested as per the BRE guide as they are either secondary windows to the room they serve or they serve non habitable rooms. It should also be noted that a large number of surrounding windows and rooms will remain unchanged following the construction of the proposed development.
- 7.85 The development also satisfies the BRE overshadowing to gardens and open spaces requirements, with the exception of three gardens. It should be noted that two of these gardens only see an extremely small amount of sunlight in area terms, despite their reduction percentage.
- 7.86 The proposed development will have a minor impact on the light receivable by the neighbouring properties.

8 *National Policy Considerations*

National Planning Policy Framework

- 8.1 The National Planning Policy Framework (NPPF) (adopted July 2018 and amended in February 2019) is a material consideration and sets out national governmental planning policy, alongside associated planning practice guidance.
- 8.2 The NPPF sets out the Government’s overarching economic, environmental, and social planning policies in England and how these are expected to be applied. The NPPF does not change the statutory status of the Development Plan as the starting point for decision making however, it is a material consideration for local planning authorities in the determining of planning applications.

Educational Facilities

- 8.3 Paragraph 94 states that “*it is important that a sufficient choice of school places is available to meet the needs of existing and new communities*”. Local planning authorities... should:
- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
 - b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Economic Facilities

- 8.4 Paragraph 80 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. It further notes that significant weight should be placed on the need to support local business and economic growth and productivity.

Community Use

- 8.5 The NPPF (2019) notes that local planning authorities should make strategic policies for four key aspects. One of these is to ensure that sufficient provision is made for community facilities, such as education (Paragraph 20).
- 8.6 Paragraph 92 encourages positive and integrated planning approach for the provision of community facilities.

Using of Alternative Brownfield land

- 8.7 Paragraph 118 part c states that “*give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.*”

8.8 Paragraph 121 states that “*local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to... make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.*”

Design

8.9 Chapter 12 (Achieving well-designed places) promotes high quality design to support sustainable development. Paragraph 127 details this point, encouraging the design of developments have appropriate and effective landscaping, create safe and inclusive places, and be “*sympathetic to local character and history ... while not preventing or discouraging appropriate innovation or change.*”

8.10 Paragraph 124 states that “*the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*”

8.11 Paragraph 127 states that “*planning decisions should ensure that developments:*

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*”

Heritage

- 8.12 Chapter 16 (Conserving and enhancing the historic environment) encourages positive strategies to be developed for historic environments including heritage assets to ensure sustainability of the assets. Paragraphs 189 to 192 consider the determination of proposals affecting heritage assets.
- 8.13 Paragraph 189 requests that proposals describe the significance of any heritage asset affected by the development in appropriate detail with at least the minimum of a relevant historic environment record.
- 8.14 Paragraph 192 notes that local authorities should consider the below when determining applications:
- a) *“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness.”*
- 8.15 Great weight in the determination will be given to the asset’s conservation. If there is harm or loss of the significance of the designated heritage asset justification is required (Paragraph 194).
- 8.16 Paragraph 196 notes that if the proposal leads to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 8.17 Paragraph 199 encourages applications to record any proposed loss to a heritage assets and the understanding of the significance. Further to this, paragraph 201 notes that not all element of historic assets contribute to the significance of the Conservation Area.
- 8.18 Paragraph 200 indicates that local planning authorities *“should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”*
- 8.19 A comprehensive review of policy relating to heritage can be found within the JLL Heritage Statement submitted alongside this application.

Transport

- 8.20 Chapter 9 (Promoting sustainable transport) encourages sustainable transport modes to be prioritised such as pedestrian and cycle movements. As well as creating safe and suitable access for all users and abilities (paragraph 108 and 110).

8.21 Paragraph 109 states that “*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*”

Flood Risk and Drainage

8.22 Paragraph 149 states that “*plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.*”

8.23 Paragraph 150 states that “*new development should be planned for in ways that:*

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and*
- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.”*

Policy Statement- Planning for School Development

8.24 In August 2011, the Department for Communities and Local Government published a policy statement on the role of the planning system in supporting schools. This statement demonstrates that the Government is firmly committed to ensuring that there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards.

9 *Development Plan Considerations*

- 9.1 This section provides an overview of regional and local planning policies relating to the planning application as well as other material considerations.
- 9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals will be determined in accordance with the development plan unless material considerations indicate otherwise. Where there is a difference in policy, Section 38(5) requires that the most recently adopted policy takes precedence.
- 9.3 The statutory Development Plan which covers the site comprises of:
- London Plan Further Alterations (adopted March 2016);
 - London Borough of Camden Local Plan (Local Plan) (adopted July 2017); and
 - Hampstead Neighbourhood Plan (Adopted October 2018).
- 9.4 The Policy Map was adopted in July 2017 at the same time as LBC Local Plan (2017). For ease of reference the planning policy assessment has been prepared on a thematic basis. The most relevant policies addressed are summarised in the table below.
- 9.5 The Mayor of London is in the process of preparing a new London Plan which will replace the current adopted London Plan. This is, however, at a very early stage of production and is not currently a material consideration when determining planning applications. Therefore, this has been considered lightly in the policy review.

London Plan (2016)	LBC Local Plan (2017)	Hampstead Neighbourhood Plan (2018)
Policy 3.16 (Protection and Enhancement of Social Infrastructure)	Policy G1 (Delivery and location of growth)	Policy DH1 (Design)
Policy 3.18 (Education Facilities)	Policy C2 (Community facilities)	Policy DH2 (Conservation areas and listed buildings)
Policy 5.2 (Minimising Carbon Dioxide Emissions)	Policy C5 (Safety and security)	Policy DH3 (The urban realm)
Policy 5.3 (Sustainable Design and Construction)	Policy C6 (Access for all)	Policy NE2 (Trees)
Policy 5.7 (Renewable Energy)	Policy E1 (Economic development)	Policy NE4 (Supporting biodiversity)
Policy 5.13 (Sustainable Drainage)	Policy E2 (Employment premises and sites)	Policy BA3 (Construction management plans)
Policy 6.3 (Assessing Effects of Development on Transport Capacity)	Policy A1 (Managing the impact of development)	Policy TT1 (Traffic volumes)

Policy 6.9 (Cycling)	Policy A2 (Open space)	Policy TT2 (Pedestrian environments)
Policy 6.13 (Parking)	Policy A3 (Biodiversity)	Policy TT3 (Public transport)
Policy 7.1 (Lifetime Neighbourhoods)	Policy A4 (Noise and vibration)	Policy TT4 (Cycle and car ownership)
Policy 7.4 (Local Character)	Policy D1 (Design)	Policy HC2 (Community facilities)
Policy 7.6 (Architecture)	Policy D2 (Heritage)	Policy HC3 (Enhancing street life through the public realm)
Policy 7.8 (Heritage Assets and Archaeology)	Policy CC1 (Climate change mitigation)	
Policy 7.15 (Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes)	Policy CC2 (Adapting climate change)	
Policy 7.19 (Biodiversity and Access to Nature)	Policy CC3 (Water and flooding)	
Policy 7.21 (Trees and Woodlands)	Policy CC4 (Air quality)	
	Policy CC5 (Waste)	
	Policy T1 (Prioritising walking, cycling)	
	Policy T2 (Parking and car free development)	

Educational Facilities

London Plan (2016)

- 9.6 Policy 3.18 (Education Facilities) supports *“provision of early years, primary and secondary and school and further and higher education facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice, particularly in parts of London with poor educational performance.”*
- 9.7 Furthermore, *“the Mayor strongly supports the establishment of new schools, including free schools and opportunities to enable local people and communities to do this.”* It expects *“proposals for new schools, including free schools should be given positive consideration and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the use of planning conditions and obligations.”*
- 9.8 Supporting paragraph 3.102 of this policy states that:
- “Access to a high quality school education is a fundamental determinant of the future opportunities and life chances of London’s children and young people. London’s population will continue to be younger than elsewhere in England and Wales and by 2036, its school age population is projected to increase by 18 per*

cent. At the same time, national education favours greater diversity in the nature of supply, through the Academies Act 2010 and the setting up of Free Schools, alongside greater devolution responsibilities from Local Authorities to schools. Local Authorities' strategic role in the new system will be to promote a good supply of strong schools and encouraging the development of Academies and Free Schools. Local Authorities will still be required to fulfil their statutory duty to secure sufficient school places within their area."

Draft London Plan (2017)

- 9.9 The emerging draft London Plan (2017) Policy S3 (Education and childcare facilities) maintains support for new school proposals. The emerging policy particularly focuses on:
- On accessible locations;
 - Link to existing footpath and cycle networks;
 - Extend or multiple use of educational facilities for community;
 - Adopting an inclusive design approach;
 - Incorporate suitable and accessible outdoor space; and
 - In proximity to parks or green spaces.

LBC Local Plan (2017)

- 9.10 Supporting paragraph 1.27 notes the inequality in the borough and the Council's desire to facilitate access to education, in order to allow its residents to have the opportunity to succeed.
- 9.11 Supporting paragraph 4.21 states that educational uses are considered as "community facilities" which is further discussed in paragraphs 9.15 to 9.18 below.
- 9.12 Local Plan notes in supporting paragraph 4.33 that "*schools, colleges and higher education facilities can lead to adverse impacts on residential amenity. This is principally related to the movement of large numbers of people at certain times of day, impacts such as noise and air pollution and the pressure on the transport system.*"
- 9.13 Supporting paragraph 4.33 also highlights that the high concentration of schools within the Hampstead and Belsize Park have caused issues due to the 'school run'. If a proposal for a new school can demonstrate that the number of traffic movements will not increase the Council will consider the application.
- 9.14 Supporting paragraphs 4.36 and 4.37 discuss the LBC's need for schools. It mentions LBC's annual 2014 primary school assessment and estimate that there is no need in north-west of the Borough. However, it is expected that the projection can change due to parental choice and housing developments.

Community Use

London Plan (2016)

- 9.15 Policy 3.16 (Protection and enhancement of social infrastructure and community facilities) states that additional and enhanced social infrastructure, including schools, need to be provided in order to meet the needs of the growing and diverse population. This policy states that facilities should be accessible to all

sections of the community and should be located within easy reach by walking, cycling and public transport.

LBC Local Plan (2017)

- 9.16 Policy C2 (Community facilities) notes that the Council will seek to develop and modernise community facilities to meet changing needs. As part of this the LBC seek the below:
- Planning obligations to secure new and improve community facilities and services.
 - Applications proposing additional floor space for community use the council request and agreement for maintenance or other future funding requirements.
 - Facilities have good access by foot and sustainable modes of transport.
 - To encourage multi-purpose community facilities and the extended use of facilities to be accessed by the wider community.
 - To “*support the investment plans of educational, health, scientific and research bodies to expand and enhance their operations... the Council will also balance the impact proposal may have on residential amenity and transport infrastructure.*”
 - To protect community facilities and if the facility cannot be retained then a replacement of a similar nature will be required. If the existing premise is no longer required then, a community use should be considered before an alternative is considered.
 - To account for listings or nominations of “Assets of Community Value” as a material consideration.
- 9.17 Supporting paragraph 4.31 encourages shared use of sites or premises to enhance the accessibility to community facilities.

Hampstead Neighbourhood Plan (2018)

- 9.18 Policy HC2 (Community facilities) resists the loss of community facilities unless there is no longer a requirement for its current use.

Employment and Office

London Plan (2016)

- 9.19 Policy 4.2 (Offices) and Policy 4.3 (Mixed use development and offices) support mixed use development which includes office use. As well as, a variety of office spaces to attract different types and sizes of businesses and provide the appropriate stock for the local need.

LBC Local Plan (2017)

- 9.20 Policy E1 (Economic development) notes that LBC supports *“businesses of all sizes, in particular start-ups, small and medium-sized enterprises”*. In addition to, *“supporting local enterprise development, employment and training schemes for Camden residents”*. The policy further *“directs new office development to growth areas and town centres to meet the forecast demand of 695,000 sqm of office space between 2014 and 2031”*.
- 9.21 Supporting paragraph 5.6 mentions that although a large proportion of LBC’s employment is with in small businesses the premises suitable for such businesses are under pressure and there is still a demand of this type of location.
- 9.22 Supporting paragraph 5.9 notes that small businesses seek premises with flexible terms and adaptable layouts.
- 9.23 Policy E2 (Employment premises and sites) encourages the provision of employment premises and sites in the borough. The Council will consider higher intensity redevelopment on sites that include floorspace that is suitable for start-ups, small and medium-sized enterprises or schemes that increase employment opportunities for local residents.

Brownfield Sites and Spatial Strategy

LBC Local Plan (2017)

- 9.24 Policy DM1 (Delivery and monitoring) considers the infrastructure required in the borough and seeks to monitor the growth strategically. Whilst Policy A1 (Managing the impact of development) seeks to protect the life of the occupiers and neighbours, ensure proposal contribute to strong communities, and where appropriate require mitigation measures to reduce impact of the proposal.
- 9.25 Policy G1 (Delivery and location of growth) notes that the Council will deliver growth by securing efficient use of land and buildings. One of the mechanisms of undertaking this is to support development that makes best use of its site.
- 9.26 Policy A1 (Managing the impact of development) seeks to reduce the disturbance to the quality of life of occupiers and neighbours. The determination of applications will need to consider the below:
- a. *“seek to ensure that the amenity of communities, occupiers and neighbours is protected;*
 - b. *seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;*
 - c. *resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and*
 - d. *require mitigation measures where necessary.”*

- 9.27 Supporting paragraph 6.3 encourages developments to avoid harmful effects on the amenity of the occupier or neighbouring properties, and where this is not possible appropriate mitigation measures should be included in the proposal to minimise the potential negative impact.

Design

London Plan (2016)

- 9.28 Policies 7.4 (Local Character) and 7.6 (Architecture) set out that development should have regard to the form, function, scale, mass and orientation of the character of an area. The policies further mention that developments should respond to the existing pattern and grain of buildings ensuring a positive relationship to the character of the area. Developments should not cause unacceptable harm to the amenity of surrounding buildings in relation to privacy and overshadowing.
- 9.29 Policy 7.15 (Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes) seeks to reduce and manage noise to improve health and quality of life. Developments should avoid significant adverse noise impacts, mitigate and minimise noise, improve and enhance the acoustic environment, where this is not possible adverse effects should be mitigated through good acoustic design principles.

Draft London Plan (2017)

- 9.30 Draft Policy D1 (London's form and characteristics) states that "*development plans, area-based strategies and development proposals should ensure the design of places addresses the following requirements:*
- *Form and layout*
 - *Experience*
 - *Quality and character.*"
- 9.31 Supporting text of draft Policy S3 (Education and childcare facilities) states that "*the design of education and childcare facilities is critical to the creation of a good learning environment. Education and childcare facilities should be in locations well connected by public transport. The design of entrances to schools and playgrounds is important in ensuring that children are encouraged to walk and cycle to the school gate and can do so safely. All children should be able to travel to school by walking, cycling or public transport. Facilities should be located away from busy roads, with traffic calming at entrances, to benefit from reduced levels of air pollution, noise and road danger.*"
- 9.32 Draft Policy D2 (Delivering good design) states that "*design and access statements submitted with development proposals should provide relevant information to demonstrate the proposal meets the design requirements of the London Plan.*"
- 9.33 Draft Policy D3 (Inclusive design) states that "*to deliver an inclusive environment and meet the needs of all Londoners, development proposals are required to achieve the highest standards of accessible and inclusive design, ensuring they:*
1. *can be entered, and used and exited safely, easily and with dignity by all;*

2. *are convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment;*
3. *are designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.”*

9.34 Draft Policy D3 (Inclusive design) also states that “*buildings should be designed and built to accommodate robust emergency evacuation procedures for all building users, including those who require level access. All building users should be able to evacuate from a building with dignity and by as independent means as possible.”*

LBC Local Plan (2017)

9.35 Policy D1 (Design) promotes excellence in design and requires:

- a. *respects local context and character;*
- b. *preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. *is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. *is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. *comprises details and materials that are of high quality and complement the local character;*
- f. *integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. *is inclusive and accessible for all;*
- h. *promotes health;*
- i. *is secure and designed to minimise crime and antisocial behaviour;*
- j. *responds to natural features and preserves gardens and other open space;*
- k. *incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping;*
- l. *incorporates outdoor amenity space;*
- m. *preserves strategic and local views;*
- n. *for housing, provides a high standard of accommodation; and*
- o. *carefully integrates building services equipment.”*

9.36 Supporting paragraph 7.6 notes that there are additional documents which describe the character and appearance of conservation areas and the desired form of management. Please refer to the additional documents section in this statement.

9.37 Policy C5 (Safety and security) seeks to make the borough a safer place. This is promoted through developments incorporating the design principles which contribute to community safety and security. As well as, promoting safer streets and public areas with pedestrian friendly spaces.

- 9.38 Policy C6 (Access for all) encourages fair access to “ *all buildings and places to meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily and with dignity*” .
- 9.39 Supporting paragraphs 7.14 to 7.16 highlight the importance of inclusive and accessible buildings to all. In terms of adaptations to existing buildings, proposals should seek to provide accessibility to all needs whilst being sympathetic to the buildings character and appearance.

Hampstead Neighbourhood Plan (2018)

- 9.40 Policy DH1 (Design) require the design to be sympathetic and contribute to the distinctiveness of the neighbourhood. As well as, improving the permeability and safety of the local area. The policy requires the Design and Access Statement to illustrate how proposal will conserve and enhance the relevant character.
- 9.41 Policy DH3 (The urban realm) seeks developments respond to the character of the area with appropriate streetscape design, with consideration to; paving materials, lighting, and street furniture.
- 9.42 Policy HC3 (Enhancing street life through the public realm) supports “ *development that creates accessible, well lit, welcoming public spaces with good environmental qualities.*”

Heritage

London Plan (2016)

- 9.43 Policy 7.8 (Heritage Assets and Archaeology) supports the protection and enhancement of London’s heritage assets including conservation areas. In planning decisions, developments should identify; value, conserve, resolve, re-use and incorporate heritage assets where appropriate.
- 9.44 Supporting paragraph 7.32, notes that London’s heritage assets and historic environment makes a significant contribution to the city’s culture by providing easy access to the history of the city and its places.

LBC Local Plan (2017)

- 9.45 LBC seeks to preserve and enhance the boroughs heritage assets and conservation areas. Policy D2 (Heritage) highlights that that the “Council will not permit the loss of or substantial harm to a designated heritage asset... unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a. *the nature of the heritage asset prevents all reasonable uses of the site;*
 - b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
 - c. *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
 - d. *the harm or loss is outweighed by the benefit of bringing the site back into use.”*
- 9.46 Policy D2 (Heritage) further notes that proposal relating to listed buildings should resist change of use, alterations, and extensions which would cause harm to the special architectural and historic interest buildings.

- 9.47 Policy DH2 (Conservation areas and listed buildings) seeks for developments to enhance, protect and restore heritage assets to generate a positive contribution to the Conservation Area, in line with the relevant Conservation Area Appraisals and Management Strategies.

Transport

London Plan (2016)

- 9.48 Policy 6.3 (Assessing effects of development on transport capacity) makes recommendations in relation to the effects of development on transport capacity. It is stated that the impacts of development on transport capacity should be fully assessed. Transport Assessments in accordance with Transport for London (TfL) guidance should be produced to support planning applications for new developments.
- 9.49 Table 6.3 states the minimum cycle parking standards for D1 'nurseries/school' (primary and secondary). This requires 1 space per 8 staff plus 1 per 8 students of long-stay cycle spaces and 1 per 100 students of short stay cycle storage.

Draft London Plan (2017)

- 9.50 The emerging London Plan (2017) (Policies T5, Cycling and T6, Car parking) maintains this approach.

LBC Local Plan (2017)

- 9.51 Policy T1 (Prioritising walking, cycling and public transport) promotes sustainable transport. To encourage walking in the borough the policy requires developments to improve the pedestrian environment, quality of safe road crossings, street security, and quality of footpaths for all users.
- 9.52 The policy seeks to ensure that all developments promote cycling by providing or contributing to the connecting of routes, secure cycle parking facilities exceeding minimum standards, provision of changing facilities, and permeable areas.
- 9.53 Further to the above, Policy T1 (Prioritising walking, cycling and public transport) encourages the use of public transport and seek development contribution towards bus networks infrastructure.
- 9.54 Policy T2 (Parking and car-free development) highlights the Council's aspiration to limit availability to parking and support car-free developments.
- 9.55 Supporting paragraph 10.18 notes that staff parking is not considered essential. Disabled parking should be provided where it is demonstrated as necessary.

Hampstead Neighbourhood Plan (2018)

- 9.56 Supportive paragraph 6.7 highlights that the community has concerns about the wide catchment areas for schools because of the transport and congestion it causes.
- 9.57 Policy TT1 (Traffic volumes and vehicle size) seeks that applications which have the potential to increase vehicle journeys produce and submit a Transport Assessment, a full or outline Delivery and Servicing

Management Plan (DSMP) and an Air Quality Assessment. These documents should highlight how the potential for a decrease in air quality will be mitigated against.

- 9.58 The policy also requires the Travel Plan to include provision for annual monitoring report annually for five years post occupation. As well as the submission of vehicle movement during construction.
- 9.59 Policy TT2 (Pedestrian environments) promotes the permeability of the neighbourhood with the avoidance of street furniture, signage and segregation. In addition, the policy notes that the provision of cycle parking is promoted.
- 9.60 Policy TT3 (Public Transport) supports development located within PTAL 4 or above.
- 9.61 Policy TT4 (Cycle and car ownership) seeks that “*cycle parking spaces are secure, undercover and accessible via step-free access from pavement or street level.*”

Noise

LBC Local Plan (2017)

- 9.62 Policy A4 (Noise and Vibration) notes that in the determination of applications noise and vibration impacts will be considered in relation to the harm on surrounding existing uses and amenity and should include forms of attenuation measures should be included should the development generate noise.
- 9.63 Appendix 3 of the Local Plan (2017) notes three basic design criteria with 3 different ‘effect levels’ thresholds for noise and vibration.
- 9.64 Supportive paragraphs 6.91 and 6.92 indicate that noise generating uses will be considered in relation to the wider area and if the area is sensitive the Council review mitigation measures which should be included on the plans.

Environment

London Plan (2016)

- 9.65 Policy 7.19 (Biodiversity and Access to Nature) notes that proposals should make a positive contribution to the protection, enhancement, creation and management of biodiversity. Opportunities should be taken for biodiversity gains through the layout, design and materials of development proposals and biodiversity action plans (BAPs). Such proposals should prioritise assisting in achieving targets in BAPs and/or improve access to nature in areas deficient in accessible wildlife sites.
- 9.66 Policy 7.21 (Trees and Woodlands) seeks to protect existing trees of value and any loss as the result of development should be replaced, and where appropriate the planting of additional trees should be included in new developments.

LBC Local Plan (2017)

- 9.67 Policy A2 (Open Space) seeks the protection of open space and reduction of unacceptable pressure on open space. Part m of the policy seeks that commercial schemes provide 0.74sqm of open space however, if this is not possible the Council may accept a financial contribution in lieu of provision.
- 9.68 Policy A3 (Biodiversity) encourages the protection and enhancement of natural conservation sites, biodiversity, trees, and vegetation. This is promoted through the provision of landscaping to improve the green corridors and opportunities to experience nature.
- 9.69 During the construction phase of a development it is requested that a plan is generated “*to avoid disturbance of habitats and species and ecologically sensitive areas*”, in accordance with Policy A3 (Biodiversity).
- 9.70 Policy CC3 (Water and flooding) seeks to reduce the risk of flooding through incorporating water efficiency measures, avoid harm to the water environment, and utilise Sustainable Drainage Systems (SuDs) to achieve greenfield run-off.
- 9.71 Policy CC4 (Air quality) requests that developments mitigate against the poor air quality and consideration should be given to the Council’s Air Quality Action Plan. The policy requires that Air Quality Assessments are required where high levels of air pollution are expected, or occupant will be exposed to poor air quality.
- 9.72 Policy CC5 (Waste) promotes low waste developments and seeks “*that developments include facilities for the storage and collection of waste and recycling.*”

Hampstead Neighbourhood Plan (2018)

- 9.73 Policy NE2 (Trees) seeks the protection of trees and where there are no trees on site, provision for planting trees should be included within the scheme. The policy also highlights the requirement to consider the tree root protection area during design and construction of the development.
- 9.74 Policy NE4 (Supporting biodiversity) encourages the protection and enhancement of habitats and species. Therefore, supports developments that:
- a. “*Use restrained exterior lighting in low blue content white or yellow light only.*”
 - b. *Increase canopy cover as part of any landscaping scheme.*
 - c. *Increase where feasible the area of permeable surfaces, particularly those that incorporate biodiversity-enhancing features such as gravel turf (eg. Schotterrasen), having regard for ground conditions, effectiveness and viability.”*

Energy and Sustainability

London Plan (2016)

- 9.75 Policy 5.2 (Minimising carbon dioxide emissions) requires development proposals to make the fullest contribution to reducing carbon dioxide emissions. Major developments are required to improve on 2010

building regulations by 40% and should include a detailed energy assessment setting out how the targets for carbon dioxide emissions are to be met.

- 9.76 Policy 5.3 (Sustainable design and construction) seeks the highest standard of sustainable design and construction to improve the environmental performance of new development and to adapt to climate change over their lifetime.

LBC Local Plan (2017)

- 9.77 Policy CC1 (Climate change mitigation) requires development to minimise the effects of climate change during construction and during occupation. This is promoted by requiring the below:
- All development to reduce carbon dioxide emissions;
 - Meeting the London Plan carbon dioxide reduction targets;
 - Minimising the need to travel by car;
 - Encouraging sensitive energy efficiency improvements to existing buildings;
 - Reducing the amount of demolition; and
 - Optimising resource efficiency.
- 9.78 The policy additionally encourages decentralised energy networks and requiring major developments to assess the feasibility of connecting to an existing decentralised energy network.
- 9.79 Supporting paragraph 8.8 notes that developments with 500sqm of gross internal floorspace is required to submit an energy statement demonstrating how the energy hierarchy has been implemented to make the greatest possible CO₂ reduction.
- 9.80 As discussed in paragraphs 8.9-8.12 the hierarchy of achieving energy efficiency is “Be lean, Be clean, and Be green”.
- “Be lean” seeks for a passive design measures to reduce energy demand;
 - “Be clean” requires developments to demonstrate how a development could supply energy efficiently through decentralised energy.
 - “Be green” expects developments to achieve a 20% reduction in CO₂ emissions from on-site renewable energy generation, unless it is demonstrated to be not feasible.
- 9.81 Policy CC2 (Adapting to climate change) requires development to “*adopt appropriate climate change adaption measures*”. The policy seeks that these are demonstrated in a Sustainability Statement.
- 9.82 Policy CC2 (Adapting to climate change) further notes that LBC promotes and measures sustainable design and construction requiring non-domestic schemes to:
- “*demonstrate how adaptation measures and sustainable development principles have been incorporated into the design and proposed implementation;*”

“achieve “excellent” in BREEAM assessments and encouraging zero carbon in new development from 2019.”

Supportive Documents

9.83 LBC has a number of supplementary planning guidance documents. Below is a summarised review of the adopted supplementary planning guidance.

LBC Planning Guidance (CPG) Amenity (March 2018)

9.84 This guidance encourages minimum impact from proposed developments on the surroundings such as;

- Overlooking;
- Privacy;
- Daylight and Sunlight; and
- Noise and vibration.

9.85 Additionally, requiring that applications provide detailed Construction Management Plans.

CPG Amenity (Updated March 2018)

9.86 CPG Amenity (March 2018) discusses the need to improve LBC’s air quality and the provision access for all.

9.87 The Council requires new developments to be air quality neutral through mitigation and offsetting measures. Developments that as likely to cause a negative change in air quality are expected to submit Air Quality Assessments within their submission.

9.88 Chapter 9 (Access for all) seeks that buildings are made accessible to everyone to provide equality of opportunity and social inclusion. It is noted that for existing buildings should considered the same principle “where practical and reasonable”.

CPG Biodiversity (March 2018)

9.89 CPG Biodiversity (March 2018) seeks to protect and enhance the biodiversity in the Borough; protecting and creating habitats for a variety of species.

CPG Community Uses (March 2018)

9.90 This guidance seeks to retain community uses where possible to ensure that the community has access to community provision.

CPG Employment sites and business premises (March 2018)

9.91 The guidance notes that businesses bring several benefits to the local area and support a strong economy for the Borough.

CPG Planning for health and wellbeing (March 2018)

- 9.92 The Council seek to improve the health and wellbeing of their population and reduce the inequality within the borough.

CPG Design (March 2019)

- 9.93 LBC's Planning Guidance for Design promotes design excellence for all the development. This to ensure the development is in keeping and enhances the context area, use and function of the site. As well as, using sustainable and appropriate materials which additionally improves the character and quality of the area.
- 9.94 Chapter 3 (Heritage) of the guidance considers the importance of preserving and enhancing heritage assets and conservation areas. The Council note that they have the judgement on the harm or loss of assets, and to support this decision applications need to indicate the significance and sensitivity of the heritage asset in appropriate detail for the potential impact to be considered.
- 9.95 Inclusive access to listed buildings is encouraged however, it is noted that "the Council will balance the requirement to provide access with the interest of conservation and preservation."
- 9.96 The Council is aware that there are energy and sustainability benefits to reusing existing buildings and highlights that they will consider a balance between protecting the historic environment and achieving higher environmental standards.
- 9.97 Chapter 5 (Alterations and extensions in non-residential development) notes the materials should be appropriate to the existing property and surroundings, with existing decorative features being retained and restored to make a positive contribution to the area.
- 9.98 The Council seek protection of trees and green spaces in planning applications and during construction. Additionally, LBC promote the delivery of appropriate landscaping within proposals.
- 9.99 Within the design of the proposal it is encouraged that safer environments are generated through walls, gates, lighting and landscaping. It is further noted that designing out crime in conservations area may result in sensitive alternative solutions.
- 9.100 Chapter 8 (Storage and collections of recycling and waste) requests that adequate space (designed) for the storage of recyclables and waste are provided.
- 9.101 Consideration should be given to building services in terms of design, amenity, and sustainability. In conservation areas it encouraged that any plant, machinery and ducting should be located internally to prevent alterations to the listed buildings.
- 9.102 There is an encouragement for usable and green public spaces, soft landscaping, and mechanisms that support health and wellbeing within the urban context. This includes consideration of improving air quality, safer places, accessibility, and places to stop and rest.
- 9.103 Chapter 7 (Designing Safer environments) seeks for developments to generate safe and secure locations.

- 9.104 This guidance also requires applications to consider waste systems and storage areas in detail to support the London Plan target of 50% of local authority waste to be recycled or composted by 2020.
- 9.105 Chapter 9 (Building services equipment) encourages building services equipment not to harm listed buildings, conservation areas or streetscapes.

CPG Sustainability (Updated March 2018)

- 9.106 This guidance seeks to reduce LBC's carbon emissions and mitigate developments against climate change by ensure developments are more sustainable. This is encouraged by ensuring energy strategies to be designed in line with energy hierarchy.
- 9.107 Chapter 4 (Energy efficiency; existing buildings) seeks that at least 10% of the project cost is spent on environmental improvements, and the Council notes that measures will be bespoke to each site. Additionally, improvements to reduce carbon dioxide emission on historic buildings should done sensitively.
- 9.108 The Council expects that existing properties providing additional floor space over 500sqm should achieve 60% of the un-weighted credits in the Energy category in the BREEAM assessment. However, it is also noted that special consideration will be provided when a listed building is being assessed in order to preserve the historic significance.
- 9.109 The guidance encourages developments, where feasible and viable, to connect to a decentralised energy network or include a CHP. In addition to the provision of renewable energy technologies.

CPG Transport (March 2019)

- 9.110 This guidance document seeks that travel assessments and plans to be submitted as part of the application. Further to this, details are provided for the information required within a work place and school travel plans.
- 9.111 Car-free developments are only considered feasible in accessible locations and where on-street parking will not be negatively impacted. In addition, accessibility should be appropriately provided to disabled people.
- 9.112 Cycle provision should meet minimum standards with suitable design and layout of cycle parking.

2018 Annual School Places Planning Process Document

- 9.113 Paragraph 4.2.5. notes that the LBC "*did not support 2FE plans from a SPP need perspective*". However, LBC does continue "*to support this outstanding school as 1FE, and this has been modelled into our analysis*".

10 The Case for Planning Permission

10.1 This section considers the key planning issues relating to the proposals, taking into account planning policies as well as material considerations.

Educational Facilities

10.2 The proposal enables Abacus Belsize Primary School to move into a permanent site and therefore enabling the school to continue operating at the Outstanding levels recognised by OFSTED in June 2015. The site is in a sustainable and accessible location and utilises previously developed brownfield land effectively and efficiently for a use that complies with the Development Plan. The principle of the change of use from a police station (Sui generis) to a school (Class D1) is supported on the basis that it would bring a vacant public building back into beneficial community use and accords with national, strategic and local planning policy.

10.3 The school provides choice for the Belsize residents to send their child to a secular school. This is supported by Paragraph 94 of the NPPF which highlights the importance of communities being given sufficient choice of school places. Great weight needs to be attributed in the decision-making process to the contribution that the proposed scheme would make towards creating a permanent home for the school.

10.4 At a regional level, the London Plan (2016) is also very supportive of the diversity of educational facilities and particularly gives reference to promoting and encouraging the development of Free Schools such as Abacus Belsize Primary School.

10.5 In LBC's 2018 Annual School Places Planning Process Report; Abacus Belsize Primary School is supported as a 1FE school and modelled within capacity of pupil places in the LBC. Therefore, the granting of this application will enable the school to continue serving the demand of the borough.

10.6 The importance of pursuing the educational agenda to which the Government is firmly committed cannot be disputed. It is important that developments that are acceptable in planning terms be granted permission. The proposed development has been brought forward by Secretary of State for Education as a direct response to a Free School requirement.

Local Business/Enterprise Space

10.7 The local business/enterprise space is intended as an affordable provision for local small/medium sized business in the local area.

10.8 This flexible office accommodation could help support small businesses within the local area by providing valuable co-working space. Coworking is centred on creating space which supports collaboration, openness, knowledge sharing, innovation, and the user experience. Demand for coworking space has been driven by the growth of creative and tech industries as well as the changing nature of work. Mobile technologies and personal devices have made working remotely from a variety of locations much easier. While this has fuelled the growth in home working, companies and their employees increasingly see the value of being part of a collaborative environment – something which is at the core of coworking.

- 10.9 Flexible office spaces connect businesses and entrepreneurs in an environment that is designed to offer flexibility, collaboration, energetic atmosphere, and support for growth. It provides members with an opportunity to build those all-important human interactions.
- 10.10 The B1 business and enterprise space will generate a number of additional trips throughout a typical day and these trips will be made by sustainable modes of travel. As these trips will be borne locally and there is no designated provision for parking within or around the site for the business and enterprise space, it is a reasonable conclusion that all trips generated by the B1 aspect of the development will be made on-foot, by bicycle, or by public transport. In summary the multi-modal trip generation and traffic impact of the development is expected to be adequately absorbed onto the adjoining highway network without detriment to highway capacity, safety, or neighbouring amenity.

Policy E1 (Economic development) and Policy E2 (Employment premises and sites) in LBC's Local Plan (2017) note that this type of space is desired within the Borough in order to support a diverse economy.

Community Use

- 10.11 The Main Hall and Kitchen as well as small hall will be available for community use within the school element of the proposal. All levels of policy support the provision of community facilities such as LBC's Local Plan (2017) Policy C2 (Community) and Hampstead Neighbourhood Plan (2018) Policy HC2 (Community facilities).
- 10.12 The community use of the school can be secured via a condition requiring the school to adopt a Community Use Agreement which outlines details of the proposed type, frequency and scale of use.
- 10.13 The community use will regenerate and reinstate the building as a key focus for the local community by allowing members of the public to access the facility and fully appreciate the heritage features. This carries a substantial public benefit in the determination of the application.

Brownfield Site and Strategic Location

- 10.14 This application seeks to re-use and restore an existing building which is located in a sustainable location. This is supported at all levels of policy, particularly at National level (NPPF: Paragraphs 118 and 121). The use of the building as a school and business enterprise space is a wholly appropriate one given the role that the former Police Station had in the local community. The proposals will regenerate and reinstate the building as a key focus for the local community as it will provide it with a beneficial use which will sustain its upkeep and ensure that it remains occupied and in use as a beneficial part of the local townscape. The proposed use is therefore considered to be wholly appropriate given its historic context and will enhance the significance of the listed building and the character and appearance of the conservation area.
- 10.15 The site's good PTAL location enhances the argument that the site is a good location for an educational facility in line with the Hampstead Neighbourhood Plan. The emerging draft London Plan (2017) Policy S3 (Education and childcare facilities) encourages and promotes educational facilities in well-connected locations particularly in walking and cycling distances. This proposal seeks to provide Abacus Belsize Primary School within walking distance of the school, which is in accordance with emerging policy.

Design

- 10.16 In developing the design, the application site has been considered holistically with regard to the overall site strategy, layouts, access and servicing, form and scale, materiality and appearance, external space and public realm, and separation of uses on the site. This indicates that the proposal is in accordance with London Plan (2016) Policies 7.4 (Local Character) and 7.6 (Architecture), LBC'S Local Plan (2017) Policy D1 (Design), and the Hampstead Neighbourhood Plan (2018) which encourages consideration to the form and character of the local context.
- 10.17 The development has been designed to ensure that the site is inclusive and accessible to all with the provision of ramps on both Roslyn Hill and Downshire Hill. In addition, the lift attached to the Stable Block provides accessibility to this building and the lower playground. This is in accordance with LBC's Local Plan (2017) Policy C6 (Access for all).

Heritage

- 10.18 The proposal seeks to develop the Grade II Listed Building to reinstate it as a key focus for the local community. The granting of permission will ensure the sustained upkeep of the building and ensure it remains occupied and in use as a beneficial part of the local townscape. As mentioned within the Heritage Statement, the proposed use is considered appropriate given its historic context as a publicly used building. Additionally, the school have the ability as the occupier to enhance the significance of the listed building, and the character and appearance of the conservation area.
- 10.19 The design has been carefully developed to ensure that any alterations to the historic building fabric have been kept to a minimum and areas of historical significance have been preserved and enhanced such as the main facades, the magistrates court, and the magistrate's stairs, to name a few.
- 10.20 In the design of the scheme the historical value and significance has been a key point for preservation. In line with London Plan (2016) Policy 7.8 (Heritage Assets and Archaeology) and Policy D2 (Heritage), the proposal has incorporated the context of the Grade II listing and Hampstead Conservation Area within the design.
- 10.21 Pre-application advice from LBC's Conservation Officer and a detailed listing from Historic England has enabled the key elements of significance to be identified and appropriately incorporated into the proposal to ensure the features are enhanced, protected and restored in accordance with Local Plan (2017) Policy DH2 (Conservation areas and listed buildings).
- 10.22 The proposed development will ensure the building is conserved in a manner appropriate to its significance. A school use will ensure that the building can be enjoyed by students, staff, parents and visitors and makes a valuable contribution to the quality of life of existing and future generations.

Transport

- 10.23 In accordance with the NPPF and London Plan, development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. The Transport

Assessment demonstrates that the impact of the development in traffic terms is minimal; therefore, this should not be a ground for refusal.

- 10.24 There would be no parking provision on the site, and the School would have a Green Travel Plan to promote sustainable means of transport and a 'no-car' policy for new students and staff. In an urban area, this is an entirely appropriate approach.
- 10.25 It is noted in the Local Plan (2017) that there is a high concentration of schools in Hampstead and Belsize area which has caused issues due to the 'school run'. This proposal aims not to add to this problem by having a stringent walk-to-school policy and a range of Green Travel Plan mitigation mechanisms. This is further supported by the close proximity of the catchment area, allowing for the commute to be undertaken on foot.
- 10.26 In line with the CPG Transport (2018) a draft Green Travel Plan has been produced for this Site which on occupation will be adopted. This evaluates the transport requirements of the proposed development and the likely methods which could be employed to discourage the use of private cars and encourage the use of alternative modes to access the site.
- 10.27 The aim of the Green Travel Plan is to encourage staff and students at the school site to use sustainable modes of transport and limit their reliance on the use of the private car. It is anticipated that this could have the following benefits:
- Combat traffic congestion;
 - Reduce pollution caused by cars and the impact on people's health and on the environment;
 - Improve the health and fitness of those who walk or cycle rather than use the car; and
 - Promote awareness and understanding of road safety.
- 10.28 The principle of a Travel Plan is to inform the school community about sustainable choices and make staff, students, and visitors to the school aware of the need to reduce the use of vehicle transport. The Travel Plan will be created with input from local residents and monitored annually for five years.
- 10.29 For the reasons set out above the proposal accords with Local Plan Policy T1 Prioritising walking, cycling and public transport and Policy T2 Parking and car-free development.

Neighbouring Amenity

Noise

- 10.30 Local Plan Policy A4 (Noise and vibration) notes that the Council will not grant planning permission for development likely to generate unacceptable noise and vibration impacts. In the design of this application, mitigation has been carefully considered in terms of noise specifically due to the close proximity of the residential dwellings to the rear of the site.
- 10.31 Appendix 3 to the Local Plan 2017 sets out thresholds for various types of noise assessment in terms of the effect levels described in national planning guidance; No Observed Effect Level, Lowest Observed Adverse Effect Level, Significant Observed Affect Level. No thresholds are defined specifically covering noise from a

school playground, but the criteria for noise from new entertainment sources includes customer noise and is considered to be similar in nature to that of a playground, although entertainment noise usually peaks in the more noise sensitive evening period. Therefore, considering school playground noise against these criteria represents a robust assessment.

- 10.32 The Noise Report at Table T8 sets out with a 4 metre acoustic barrier in place, the worst case noise level predicted from playground (when fully occupied) in a garden area is 60dB(A)eq,T (at AP1 and AP5), reducing to 55dB(A) over the 9.5 hours the school is occupied.
- 10.33 In line with Local Plan (2018) Policy A1 (Managing the impact of development), the proposal is providing a 4 metre acoustic wall as a form of mitigation to reduce the impact of the noise levels on neighbours.
- 10.34 Comparing the results in Table T8 above with the LBC entertainment criteria it can be seen this equates to “Amber” at worst for some periods of the day at two positions, and “Green” at the other three positions.
- 10.35 The LBC guidance states that “Amber” is “*where noise is observed to have an adverse effect level, but which may be considered acceptable when assessed in the context of other merits of the development*” and “Green” is “*where noise is considered to be at an acceptable level*”.
- 10.36 The adverse noise effects arising from the playground for a limited time during the school term must be weighed against the considerable public benefits of bringing a vacant Listed Building back into use in the planning balance.
- 10.37 It is important to note the school would only operate Mondays to Fridays in term times, except for events limited to 4 times a year (such as the summer fair or winter festival). This means that the external activity in the playground would not usually take place at weekends or evenings. Overall, the external activity associated with the school would take place some 183 days per year, approximately 50% of the days in the year, and then only during the school days.
- 10.38 Although the increased noise levels experienced by the local residents as a result of the school’s operation needs to be given significant weight, they would not be of such severity that the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the Development Plan policies and the NPPF taken as a whole.

Outlook & Privacy

- 10.39 Local Plan Policy A1 (Managing the impact of development) seeks to protect the quality of life of occupiers and neighbours. The policy established it will grant permission for development unless this causes unacceptable harm to amenity.
- 10.40 The proposed play area at ground floor level is located approximately 4.5m from the residential units at 50 to 52 Downshire Hill. The school’s Downshire Hill vehicle servicing and student entrance would also be in close proximity to these properties. Although there will be an impact on the existing amenity of

neighbouring residents' due to the proximity, position and location of the playground, this has been carefully considered within the design of the terraced playground and soft landscaping.

- 10.41 The proposal will result in some neighbours experiencing a change of outlook and privacy from the current situation with a vacant building, however this has been designed to be as minimal as possible.
- 10.42 It is important to note the school would operate Mondays to Fridays in term times. This means that the external activity in playground would not take place at weekends or evenings at all, except for events limited to 4 times a year (such as the summer fair or winter festival). Overall, the external activity associated with the school would take place some 183 days per year, approximately 50% of the days in the year, and then only during the school days.
- 10.43 The loss of amenity needs to be considered in the context of the historical use of the site as a Police Station and other possible uses for the building. For example, reinstatement of the existing car park with a fully operational Police Station building open for longer hours than a school and with the potential for continuous traffic movements across the whole year. While accepting that it would be impossible to predict with any degree of accuracy such speculative impacts on amenity it would have an impact on the quality of life of neighbouring occupiers.
- 10.44 There would be approximately 13 metres from the proposed Stable Block classrooms to these residential windows. There would be three existing windows that would be reinstated on the first floor of the Stable Block. This represents a sufficient separation distance to prevent overlooking and loss of privacy.
- 10.45 Appropriate measures to minimise potential negative amenity impacts have been taken with a landscaped buffer in the form of a raised planter bed being introduced to this north-western boundary. There will also be an acoustic barrier which will be designed to enable planting to grow and create a living green screen.
- 10.46 The intention is that parts of the school would be available for after-hours use by the wider community. This will be subject to condition on the planning permission for a community use agreement in order to control these uses in the interests of residential amenity, in relation to the impact of noise.
- 10.47 The proposal could result in a perceived loss of amenity for neighbours and adjoining occupiers however, the level of harm is not considered to be unacceptable. It is appropriate to balance this lesser degree of harm against the broader socio-economic and public benefits of the school for those attending it and the community as a whole; and the significant weight to the Government's commitment to state-funded schools.

Daylight, Sunlight and Overshadowing

- 10.48 The proposed development will not have a noticeable impact on the light receivable by the neighbouring properties.
- 10.49 The results confirm that all neighbouring windows pass the BRE diffuse daylight and direct sunlight tests with the exception of three windows falling short of the Vertical Sky Component test. All of the windows that fall short of their requirements do not require tested as per the BRE guide as they are either secondary windows to the room they serve or they serve non habitable rooms. It should also be noted that a large

number of surrounding windows and rooms will remain unchanged following the construction of the proposed development.

- 10.50 The development also satisfies the BRE overshadowing to gardens and open spaces requirements, with the exception of three gardens. It should be noted that two of these gardens only see an extremely small amount of sunlight in area terms, despite their reduction percentage.
- 10.51 The proposed development will have a minor impact on the light receivable by the neighbouring properties. There are no Daylight and Sunlight related reasons why this proposal should not receive planning permission.
- 10.52 The design of the 4m acoustic barrier required for noise mitigation needed to be carefully considered in context of potential impact on the light receivable by the neighbouring properties. The current application adequately addresses both of these considerations.

Air Quality

- 10.53 In line with Local Plan (2017) Policy CC4 (Air Quality) sets out that developments that introduce sensitive receptors such as schools in locations of poor air quality will not be acceptable unless designed to mitigate the impact.
- 10.54 The site has mitigated against the air quality with the provision of mechanical ventilation. The building will be predominantly served by mechanical ventilation units with heat recovery which have been considered for teaching areas in the lower ground and ground floor and other areas where windows are facing Rosslyn Hill. The mechanical ventilation was taken as per the design by Ridge (drawing series 43). The Air Supply and Air Extract pipework will be taken from the roof. Natural ventilation has been adopted for all other areas.
- 10.55 The school also has a wider social and environmental aim of reducing poor air quality through its walk-to-school ethos. A landscape buffer and living green screen have been provided within the playground.
- 10.56 The GLA states that new developments must be considered Air Quality Neutral. Pollutant emissions associated with anticipated traffic flow were compared to relevant benchmarks. This indicated that NO_x and PM₁₀ emissions were below the benchmarks and the proposed development can be considered as Air Quality Neutral and as such, no further action will be required to offset the development associated emissions.
- 10.57 The Air Quality Assessment establishes that air quality is not considered a constraint to planning permission for the proposed development. The levels of air pollution would not make the external environment unsuitable for outdoor play and other outdoor school activities; and that the proposal would not conflict with Policy CC4 regarding air pollution once the recommended mitigation measures have been implemented.

Landscaping

- 10.58 The proposal seeks to ensure all neighbouring trees are considered in the construction management with the protection of RPA, which is in line with the Hampstead Neighbourhood Plan (2018).
- 10.59 The site is also proposing landscaping with planters in the court yard, trees and a green screen within the playground which aim to support biodiversity on the site, which is supported in the NPPF, London Plan, Local Plan, and Hampstead Neighbourhood Plan.

Energy and Sustainability

- 10.60 The London Plan (2016) seeks for developments to make the fullest contribution to the reduction of carbon dioxide emissions and the highest standards of sustainable design (Policy 5.3 (Minimising carbon dioxide emissions) and Policy 5.3 (Sustainable design and construction)). The development proposes the highest reduction in energy usage for the Grade II Listed Building in line with the energy reduction hierarchy set out in all policy levels.
- 10.61 The draft CPG Design (November, 2018) notes that consideration should be given to the preservation and restoration of historic buildings when trying to achieve energy and sustainability targets. The pre-refurbishment BER has been calculated from the currently registered Energy Performance Certificate which was used to estimate the existing kgCO₂ emissions. Overall an 85% improvement can be achieved on regulated emissions.

BREEAM

- 10.62 Policy CC2 (Adapting to climate change) expects non-domestic developments of 500 sqm of floorspace or above to achieve “excellent” in BREEAM assessments. It is noted that there is no specific policy guidance on non-domestic refurbishment of buildings.
- 10.63 A BREEAM Pre-Assessment under the Refurbishment and Fit Out 2014 guidance has been undertaken by Ridge to demonstrate the range of measures that will be used. The proposed refurbishment of this Listed Building will have the potential to achieve a BREEAM ‘Good’ rating with a score of 49.6%. The projected score assumes a worst-case scenario. The resolution of some issues can only be achieved throughout the construction process and on the completion of the full detailed design following appointment of all sub-contractors.
- 10.64 In terms of overall BREEAM assessments, refurbishment projects typically achieve lower ratings than new build projects when comparing the performance of buildings assessed under the BREEAM 2008 version. Improving the performance of existing buildings is often challenging and many of the issues to address are amplified for buildings which are formally listed or in a conservation area such as the Hampstead Police Station.

10.65 Sustainable development principles have been incorporated into the design. Whilst the shortfall in the BREEAM target is unfortunate, this needs to be weighed against the reuse, maintenance, and enhancement of an existing heritage building.

Summary

- 10.66 The proposal seeks to provide a choice in education facility to the residents of Belsize who are currently limited to Independent or faith schools. Abacus Belsize Primary school is a secular school which will be within walking distance from the catchment area which aligns with the school's ethos and policy.
- 10.67 The design and layout of the Abacus Belsize Primary School has carefully considered to incorporate the Grade II listing associated with the former Hampstead Police Station.
- 10.68 Surplus floor space to the school is proposed to be used for local business/enterprise space (B1 Use Class) which aims to provide a co-working location for the borough, which has been supported by LBC Economic Officers.
- 10.69 Both the educational (D1 use class) and local business/enterprise space (B1 use class) will be car free with the provision of 32 long stay secure cycle parking and 4 short stay secure cycle parking places.

Does the Proposed Development accord with the statutory Development Plan?

- 10.70 The application is compliant with the relevant policies of the Development Plan. The introduction of an OFSTED 'Outstanding', well-designed school into this urban location seeks to widen choice in education. New development in a currently vacant building will inevitably create an increase in pedestrian flows, traffic and create some noise and amenity disturbance for immediate neighbours. These factors are inevitably associated with any school. There is little or no evidence to suggest that any of these increases would create an unacceptable level of harm. There is no reason why, if access to the school is properly managed, it should not co-exist satisfactorily with the neighbouring commercial uses and local residents. The current levels of air pollution have been addressed through mitigation and make the building and playground suitable for use by primary school children.
- 10.71 The proposed development is in accordance with the Council's policies and with the NPPF. Furthermore, the provision of community uses, especially educational uses are strongly supported by the NPPF, London Plan Policies 3.16 and 3.18 and Policy C2 of LBC's Local Plan.
- 10.72 Under paragraph 11 of the NPPF, this means granting planning permission without delay. The proposals will widen choice in education, a need to which the NPPF places great weight, and that will benefit the local community.

11 Conclusion

11.1 The application is for the proposal for the change of use to a 1FE (210 pupil) School (D1 Use Class) and local business/enterprise space (B1 Use Class) with associated works, and Listed Building Consent. The justification for the proposal is summarised as:

- The provision of an outstanding educational facility to continue to provide educational choice within the borough and particularly for Belsize residents;
- Restoration of the Grade II listed building and protecting and enhancing the character and appearance of the nearby Conservation Area;
- Reinstating a public building back into a public use;
- Providing wider social and community benefits.

11.2 This proposal provides a permanent site for Abacus Belsize Primary School which raises education standards and widens choice. Paragraph 94 of the NPPF sets out *“It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education”*.

11.3 This proposal provides significant public benefits, including:

- **Bringing a vacant public building back into beneficial community use.**
The former Police Station will be reinstated back into the public use and restored as a focal point for the local community.
- **Permanent location for an ‘Outstanding’ secular state school.**
This 1FE primary school is included within LBC’s school places illustrating it is needed within the borough and provides the choice of a non-independent and secular school within walking distance of the Belsize catchment area.
- **Protecting and enhancing the Grade II Listed Building in the Hampstead Conservation Area.**
The school has been carefully designed to ensure that the areas of significant historical merit and character of the conservation area are preserved and enhanced whilst providing a modern fit for purpose school. The school is a reliable occupant to ensure that the maintenance of the building is upheld.
- **Car free development**
No car parking provision is proposed on the site. The Travel Plan promotes sustainable modes of transport, in addition to the school’s own car-free policy. The majority of students live within a 15 minute walk of the proposed site. The School Travel Plan Review Group will include a local resident representative who will participate in an annual review of the travel measures.
- **Community use of facilities out of hours**
Provision for community access and use of the school facilities (main hall, small hall) outside of core hours delivers a substantial public benefit.

- **Affordable local business & enterprise space**

The Magistrates Court is surplus to the floorspace requirements for a 1FE school. Therefore, flexible office accommodation is proposed, providing a facility for Small to Medium Enterprises within the local area and creating a valuable co-working space.

11.4 The key planning matters are illustrated in the following paragraphs.

11.5 **Heritage:** The proposed development will preserve and enhance the character and appearance of the Hampstead Conservation Area by bringing the Grade II Listed Building, a key landmark within the surroundings, into a beneficial use through continued occupation. The design has been carefully developed to ensure that any alterations to the historic building fabric have been kept to a minimum and areas of historical significance have been preserved and enhanced such as the main facades, the magistrates court, and the magistrate's stairs, to name a few. The preservation and enhancement to the Grade II Listed Building and Hampstead Conservation Area should be given significant weight in the balancing the development as a whole.

11.6 **Air Quality:** The annual mean Air Quality Objective for NO₂ was predicted to be exceeded across the lower ground floor and ground floor level of the site and as such, the inclusion of mitigation through mechanical ventilation is required for the Reception, Year 1 and Year 2 classrooms. The annual mean Air Quality Objective for PM₁₀ and PM_{2.5} was not exceeded at any location across the site. The levels of air pollution would not make the external environment unsuitable for outdoor play and other outdoor school activities. The Air Quality Assessment therefore establishes that air quality is not considered a constraint to granting planning permission for the proposed development, subject to the inclusion of mitigation. The proposal would not conflict with Policy CC4 Air quality.

11.7 **Noise:** Noise levels at some neighbouring residences will have an adverse impact. A 4m acoustic barrier has been included as mitigation. The adverse noise effects will arise from the playground for a limited time period Monday - Friday during the school term. Although the increased noise levels experienced by the local residents as a result of the school's operation needs to be given significant weight, they would not be an unacceptable adverse impact that would outweigh the public benefits of the proposals.

11.8 **Transport:** The proposed development will target 0% private car use amongst pupils, staff and business users through a range of physical, promotional and educational measures which will be included in the Travel Plan which would be secured by condition on planning permission and s106 legal agreement.

11.9 **Daylight:** The proposed development will not have a noticeable impact on the sunlight and daylight received by the neighbouring properties. Only three windows fall short of the VSC target, these windows are either secondary windows to the room they serve, or they serve non-habitable rooms. Therefore, it is considered that development design satisfies all the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

- 11.10 **Amenity:** The proposed development would result in a loss of amenity in terms of overlooking and privacy for adjoining neighbours compared to the current vacant site. The level of harm is not considered to be unacceptable. It is appropriate to balance this lesser degree of harm against the public benefits of the school for those attending it and the community as a whole; and the significant weight to the Government's commitment to state-funded schools.
- 11.11 The Planning Statement clearly establishes and demonstrates that the overall public benefits of this proposal outweigh any harm that is caused as a consequence of the development.
- 11.12 The planning application accords with the Development Plan and must be granted planning permission without delay to deliver a permanent site for Abacus Belsize Primary School.

Appendix 1 – Alternative Site Search Note



Department
for Education



Alternative Site Search Note

Abacus Belsize Primary School

Department for Education

Introduction

This Alternative Site Search Note has been prepared on behalf of the Department for Education (DfE). It sets out the alternative sites considered as part of the original site search for Abacus Belsize Primary School and subsequent searches undertaken following the acquisition of the former Hampstead Police Station (26 Rosslyn Hill, London NW3 1PD). The note is provided for the purposes of transparency and in response to requests from local residents. Whilst the consideration of alternative sites is not a material planning consideration, the extensive site search exercise undertaken by the DfE demonstrates that there are no other suitable, available sites for Abacus Belsize Primary School.

Abacus Belsize Primary School

Abacus Belsize Primary School is a mixed one-form entry primary school that opened in September 2013 under the Free Schools programme. Abacus was established by the CBfT Schools Trust in partnership with a group of 'pioneer parents' in response to a 'black hole' in education provision for state primary schools, particularly those with a non-religious focus. The Abacus Belsize Primary School catchment area encompasses the Belsize Ward and being 'local' is integral to its ethos. As a local school, it aims to admit children from within its catchment.

Since the school opened, it has been located in temporary accommodation. It started in the WAC Arts Centre (former Hampstead Old Town Hall) on Haverstock Hill. It is now in its second temporary premises at Camley Street, near Kings Cross. This location is well outside of the school's catchment area, therefore there is a need to move to a permanent site closer to its pupils.

Site Search Process

In line with the DfE's established process for identifying viable locations for new Free Schools, an extensive site search was conducted to identify potential suitable sites for the permanent site for Abacus Belsize Primary School within and around the school's catchment area (see figure 1.1 below).

The site search commenced following Ministerial approval of Abacus Belsize Primary School in July 2012 and included sites that the Free School Trust had identified in their application to open the school. The DfE continued to search for an alternative permanent site following the acquisition of the former Hampstead Police Station in 2014. The DfE also undertook a collaborative site search exercise with local residents in 2018.

The site search exercises have covered both public and commercial premises, including existing buildings and vacant sites within and around the School's catchment area (the designated search area). On-market and off-market opportunities and all freehold, long leasehold and leasehold opportunities were considered.

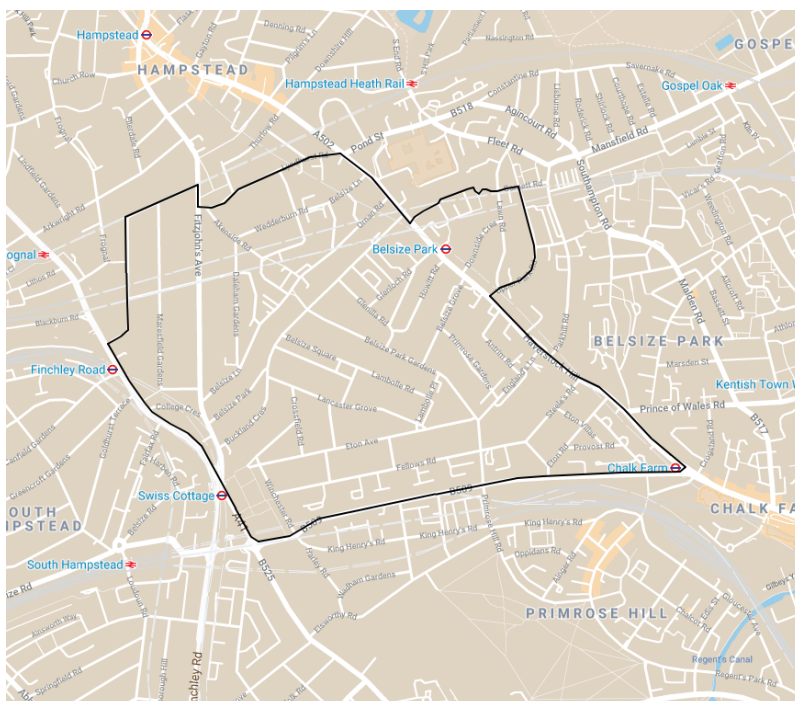


Figure 1.1: Catchment Area for Abacus Belsize Primary School. Source: Google Maps

Site Search Methodology

As is standard DfE process for identifying potential sites for schools, both JLL and subsequently LocatED were commissioned to undertake extensive site searches within the designated search area. CfBT Schools Trust also commissioned, independently, The London Property Scout to undertake a site search during 2017. The following process was used to identify sites:

Desktop searches

- Use of industry known databases including (but not limited to): CoStar, EGi, Datscha, Mollior, Nimbus Maps and Land Insight.

Agents and Property Consultants

- Use of in house agents (of all sectors), national and local property agents to understand what sites were potentially available and would meet the school's property requirements.

Developers/ Land Owners/ Private Individuals

- Contacted developers and land owners (including Camden Council) who it was understood may have holdings within the designated area. Where developers were seeking to redevelop their holdings, enquiries were made as to whether there would be the possibility of placing a school within their wider

development proposals. The parents (local residents) who established the school, also walked the streets in the catchment and adjacent areas to suggest possible sites.

Site Analysis

Each site, which presented a realistic opportunity, was assessed using professional judgement with a focus on:

- Overall suitability for a primary school;
- Capability to accommodate at least 1,200 sqm of floorspace (GIFA) suitable for primary school use and provide some outdoor space;
- Location compared to the school's catchment area and general accessibility (walking and public transport);
- Site constraints; and
- Availability and deliverability.

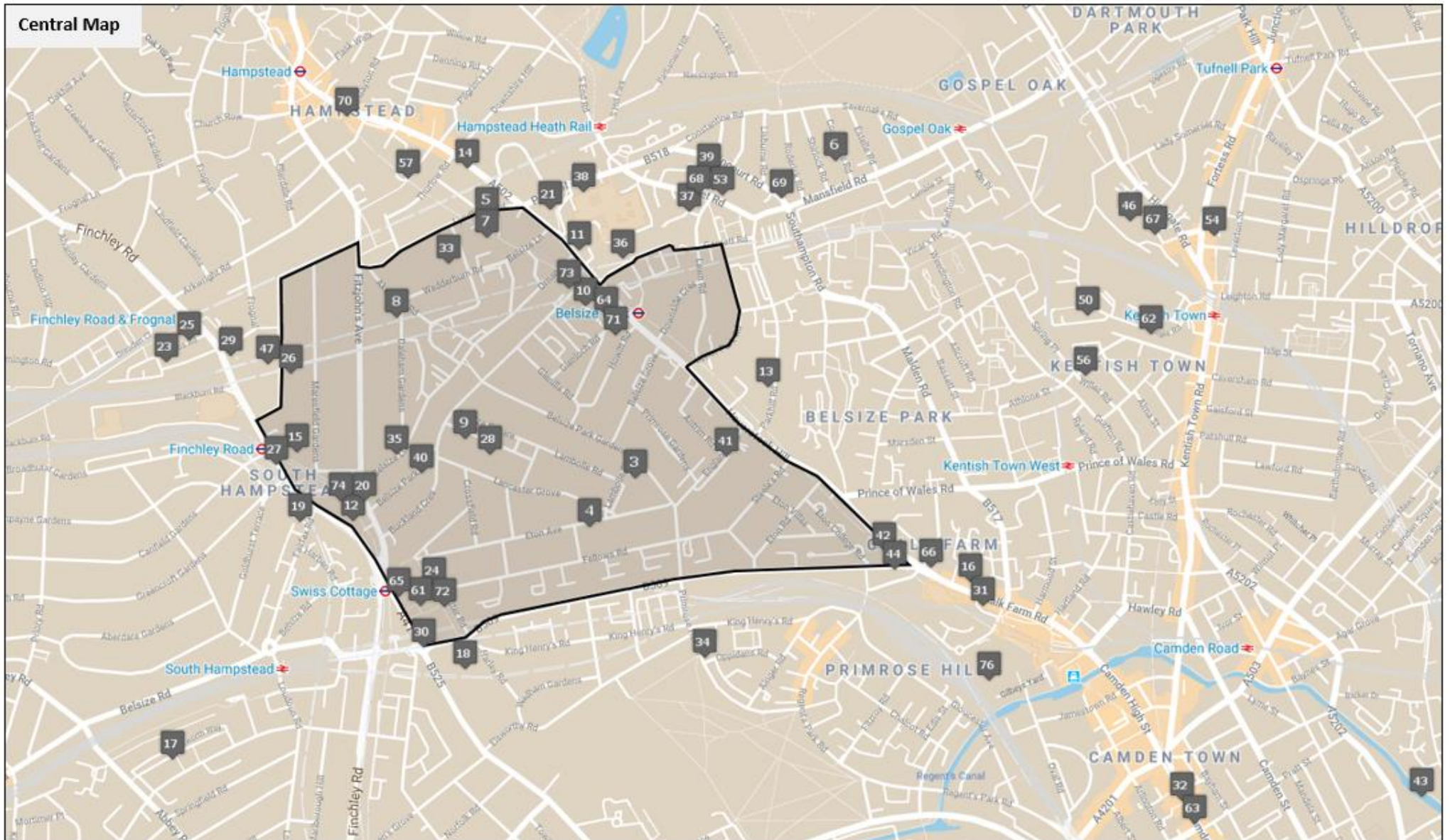
Alternative Site Search Assessment

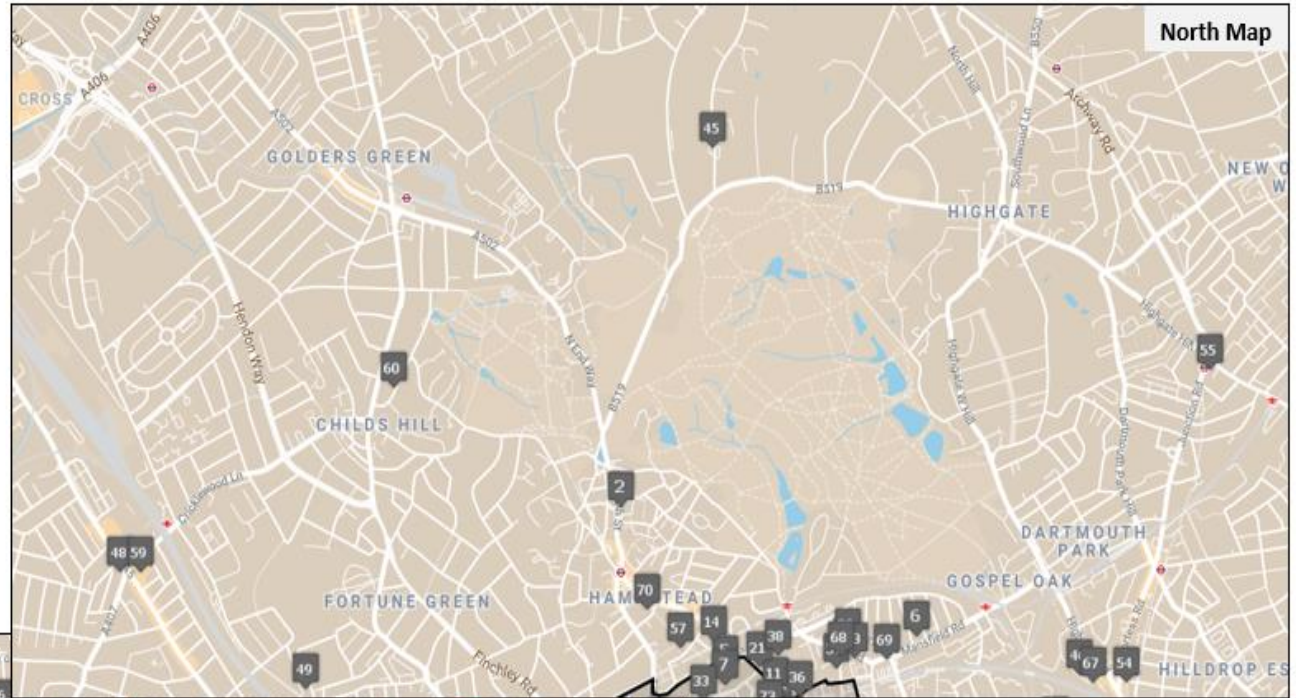
A total of 76 sites were considered between 2012 and 2018 as part of the site search process for Abacus Belsize Primary School. This included sites considered solely for temporary accommodation, permanent accommodation and/ or both.

A review of all sites the DfE considered as part of the site search process is set out below.

Map Extracts

Nb. Site numbers correspond with the assessment below. *Basemap Source: Google Maps*





Site Search Assessment

Abacus Belsize Primary School Site Search							
Site Context				Considered for temporary or permanent accommodation?		Site Details	
ID	Site Name	Address	Site size	Temporary	Permanent	Year considered	Reason discounted by DfE/ LocatED
1	Canterbury House	Canterbury Road, North Maida Vale, London NW6 5ST	0.165 hectares / 0.407 acres / 1647 sqm		✓	October 2012 (permanent)	Owner confirmed not available as pursuing residential development. Planning consent for residential granted 2015 (Ref: 14/3141). Site located too far outside the school's catchment area.
2	Queen Mary House	124 Heath St, Hampstead, London NW3 1DX	0.745 hectares / 1.84 acres / 7426 sqm		✓	October 2012 (permanent)	Discounted due to distance from the school's catchment area.
3	Belsize Leisure Centre (Spring Health)	81 Belsize Park Gardens, London NW3 4NJ	0.037 hectares / 0.092 acres / 371 sqm	✓		November 2012 (temporary)	Site considered for school's temporary accommodation. Operational leisure centre so not suitable or available for permanent accommodation.
4	Former Belsize Fire Station	Belsize Fire Station, Lancaster Grove, London NW3 4HD	0.186 hectares / 0.459 acres / 1857 sqm	✓	✓	November 2012, August 2013 & May 2018 (permanent) May 2018 (temporary)	The building is Grade II* listed due to its value as one of the most distinctive and original LCC Fire stations built between 1896-1914. A great deal of internal elements are listed making reconfiguration difficult. Site not suitable for a primary school as an extension, unlikely to secure planning consent, would be required affecting already very limited external space. Many floors have unacceptable floor to ceiling heights and accessibility issues would require significant modifications to listed fabric to overcome. The building has been acquired for residential development and is not available.
5	Olave Centre	12C Lyndhurst Rd, Hampstead, London NW3 5PQ	0.659 hectares / 1.629 acres / 6592 sqm	✓		November 2012 & January 2018 (temporary)	Considered as potential site for school's temporary accommodation. The car park is over capacity so cannot accommodate portacabins. There is no surplus space within Olave Centre. Not suitable or available as permanent option for school.
6	Courthope Education Centre	All Hallows Church Hall, Courthope Rd, London NW3 2LE	0.027 hectares / 0.066 acres / 267 sqm	✓		November 2012 (temporary)	Site considered for school's temporary accommodation. Site too small and located too far outside the school's catchment area to be considered for permanent accommodation.

7	Pax Lodge	12C Lyndhurst Rd, Hampstead, London NW3 5PQ	0.659 hectares / 1.629 acres / 6592 sqm	✓	✓	November 2012 (Permanent), May 2018 (temporary)	World Association of Girl Guides and Girl Scouts holds a 150-year lease with 114 years remaining. The owner confirmed that they had no desire to sell or to be relocated.
8	Gloucester House	33 Daleham Gardens, London NW3 5BU	0.179 hectares / 0.441 acres / 1785 sqm		✓	November 2012 (permanent)	Existing Independent Special School. Site confirmed as not available.
9	St Peters Church Hall	Belsize Park, Belsize Square, London NW3 4HJ	0.287 hectares / 0.709 acres / 2869 sqm	✓		November 2012 (temporary)	Potential to accommodate one or two years intake but with very limited outside space. Not suitable or available as permanent option for school.
10	Hampstead Town Hall	213 Haverstock Hill, London NW3 4QP	0.260 hectares / 0.641 acres / 2594 sqm	✓	✓	November 2012 (temporary) August 2013 (temporary) November 2016 (permanent) February 2017 (permanent) May 2018 (temporary)	Site used as school's first temporary site from September 2013 to September 2015. There is insufficient space available and LB Camden confirmed the property is also unavailable long term.
11	Bartrams Convent and Hostel	Rowland Hill Street, Hampstead, London NW3 2AD	0.281 hectares / 0.695 acres / 2813 sqm		✓	November 2012 (permanent)	Owner confirmed property was not available. Planning permission was granted for an extra-care accommodation for older people in 2015 (Ref: 2014/6449/P).
12	39 College Crescent - Flower Station	39 College Crescent, London NW3 5LB	0.129 hectares / 0.319 acres / 1291 sqm	✓	✓	November 2012 (temporary) November 2012 (permanent)	Owner redeveloping site for residential use (planning permission 2008/5896P). Confirmed as not available.
13	Three Acres Adventure Playground	29-31 Parkhill Road, London NW3 2YH	0.673 hectares / 1.663 acres / 6730 sqm	✓	✓	November 2012 (permanent) August 2013 (permanent) May 2018 (temporary)	Site designated as Protected Open Space. LB Camden confirmed site not available.
14	Former Hampstead Police Station	26 Rosslyn Hill, London NW3 1PD	0.143 hectares / 0.354 acres / 1433 sqm		✓	November 2012 (permanent) August 2013 (permanent)	Site acquired for the school in July 2014.

15	College of Osteopathic Medicine	Lief House, 3 Sumpter Cl, London NW3 5HR	0.107 hectares / 0.264 acres / 1068 sqm	✓		November 2012 (temporary)	Site considered for school's temporary accommodation. Site occupied by the College of Osteopathic Medicine and not available for permanent accommodation.
16	Belmont converted factory	10A Belmont Street, London NW1 8HH	0.153 hectares / 0.379 acres / 1534 sqm		✓	November 2012 (permanent) August 2013 (permanent)	Building likely to have offered sufficient GIA for school but option discounted as no external space available.
17	Former Jack Taylor School	Ainsworth Way, London NW8 0SR	0.140 hectares / 0.347 acres / 1405 sqm		✓	November 2012 (permanent) August 2013 (permanent)	Purpose built school. LB Camden confirmed site not available and located too far outside the school's catchment area.
18	UCL Academy	Adelaide Rd, London NW3 3AQ	0.817 hectares / 2.02 acres / 8190 sqm	✓		November 2012 (temporary) August 2013 (temporary)	Confirmed that the site is unavailable.
19	171 Finchley Road	171 Finchley Rd, London NW3 6LB	0.012 hectares / 0.0291 / 118 sqm	✓		November 2012 (temporary)	Site considered for school's temporary accommodation. Site too small and too far outside the school's catchment area for further consideration as permanent site.
20	Territorial Army Centre	1 Fitzjohns Avenue, London NW3 5LA	0.088 hectares / 0.216 acres / 874 sqm	✓		November 2012 (temporary) August 2013 (temporary) May 2018 (temporary)	Site too small for further consideration and confirmed to be unavailable.
21	St Stephens Church Hall	Pond St, Hampstead, London NW3 2PP	0.205 hectares / 0.505 acres / 2044 sqm		✓	November 2012 (permanent)	Site confirmed as not available.
22	Former SSEN School	5-7 The Avenue, Brondesbury Place, London NW6 7YG	0.205 hectares / 0.507 acres / 2053 sqm	✓	✓	November 2012 (permanent) November 2012 (temporary)	Discounted as too small and too far outside catchment area.

23	Lithos & Jacaranda House	The Tenants Community Hall & Jacaranda House, Lithos Road, London NW3 6EF	0.060 hectares / 0.149 acres / 604 sqm	✓		November 2012 (temporary)	Confined site with very limited external space and part let to 3rd parties. Dismissed as an unrealistic opportunity.
24	The Winch (Old Winchester Arms)	21 Winchester Rd, London NW3 3NR	0.03 hectares / 0.0741 acres / 300 sqm	✓		November 2012 (temporary)	Site considered for school's temporary accommodation. Site too small for permanent accommodation.
25	Public House	317 Finchley Road, London NW3 6EP	0.025 hectares / 0.062 acres / 251 sqm		✓	November 2012 (permanent)	Site too small for permanent accommodation. Access for a school development difficult.
26	Southbank International School	16 Netherhall Gardens, London NW3 5TH	0.161 hectares / 0.398 acres / 1610 sqm	✓		November 2012 (temporary)	Site confirmed as not available.
27	The Quarters, Swiss Cottage Site	120 Finchley Rd, London NW3 5HR	0.108 hectares / 0.268 acres / 1085 sqm		✓	November 2012 (permanent)	Planning permission was granted in 2010 for a mixed-use development (hostel and commercial floorspace) (Ref: 2010/0552/P). Owner confirmed site not available.
28	Belsize Synagogue	51 Belsize Square, London NW3 4HX	0.235 hectares / 0.581 acres / 2351 sqm	✓		November 2012 (temporary)	Site considered for school's temporary accommodation. Not available for permanent accommodation as an active synagogue.
29	Hampstead Gate, Frogna	1 Frogna, London NW3 5HH	0.083 hectares / 0.205 acres / 830 sqm	✓		November 2012 (temporary)	Courtyard development of nine buildings. No appropriate space for rent at the time of enquiry. Access for a school development difficult.
30	Swiss Cottage Library	88 Avenue Road, London NW3 3HA	0.228 hectares / 0.564 acres / 2282 sqm	✓		November 2012 (temporary)	Site considered for school's temporary accommodation. Not available for permanent accommodation as an existing library.
31	Marine Ice	61 Chalk Farm Rd, London NW1 8AN	0.079 hectares / 0.195 acres / 789 sqm	✓	✓	November 2012 (temporary) November 2012 (permanent)	Planning permission was granted in 2015 for a residential-led mixed-used development (Ref: 2015/0487/P).

32	140 Camden High Street	140 Camden High St, Camden Town, London NW1 7JY	0.112 hectares / 0.277 acres / 1121 sqm	✓	November (2012) permanent	Operational bank, confirmed as not available. No outdoor space. Located too far outside the school's catchment area.
33	The Hoo	Lyndhurst Gardens, Hampstead, London NW3 5NU	0.159 hectares / 0.393 acres / 1590 sqm	✓	November 2012, November 2018 (permanent)	Grade II Listed building. Building not large enough to accommodate school. Would require extensive remodeling and a new build extension which is unlikely to be supported in heritage terms. The site was not considered to be better than the former Hampstead Police Station site.
34	Primrose Hill Workshops	Oppidans Rd, Camden Town, London NW3 3AG	0.0627 hectares / 0.155 acres / 627 sqm	✓	November 2012 (permanent)	Site considered too small to accommodate a school.
35	3 Daleham Gardens	3 Daleham Gardens, London NW3 5BY	0.147 hectares / 0.363 acres / 1469 sqm	✓	November 2012 (permanent)	Camden and Islington NHS Trust confirmed site not available.
36	Development site to the rear of Royal Free	Off Pond Street, Hampstead, London NW3 2QG	0.318 hectares / 0.787 acres / 3185 sqm	✓	November 2012 (permanent)	Existing car park, discounted as an unrealistic opportunity and unlikely to become available.
37	Fleet Road Community Centre	The Old Launderette, Fleet Road, London NW3 2QL	0.213 hectares / 0.526 acres / 2128 sqm	✓	August 2013 (permanent)	Insufficient outdoor space for early years and site confirmed as not available.
38	NHS building- Pond Street	27-29 Pond Street, London NW3 2PN	0.051 hectares / 0.127 acres / 513 sqm	✓	August 2013 (permanent)	Three storey Victorian building with limited outdoor space. Not available at time the site was considered.
39	Roy Shaw Centre	5 Cressy Rd, London NW3 2ND	0.094 hectares / 0.232 acres / 939 sqm	✓	November 2014 (permanent)	Too small for the school. Discounted as an unrealistic opportunity.
40	42/45 Belsize Park	Belsize Park, London NW3 4ED	0.084 hectares / 0.207 acres / 837 sqm	✓	November 2014 (permanent)	Too small for the school. Discounted as an unrealistic opportunity.
41	Englands Lane Hostels	Englands Lane Residence, England's Lane, London NW3 4XQ	0.236 hectares / 0.583 acres / 2359 sqm	✓	November 2014 (permanent)	Site unavailable.

42	Land next to Haverstock School	24 Haverstock Hill, Chalk Farm, London NW3 2BQ	0.069 hectares / 0.17 acres / 690 sqm	✓		November 2014 (permanent)	Insufficient site area to accommodate a new school and likely to have negative impact on adjacent school site.
43	Jubilee Waterside Centre (Temp location 2)	Jubilee Waterside Centre, Camley Street, London NW1 0PF	0.115 hectares / 0.284 acres / 1150 sqm	✓		November 2014 (temporary)	School's current temporary site. Discounted as LB Camden confirmed not available post-2022.
44	5-17 Haverstock Hill	5-17 Haverstock Hill, London NW3 2BP	0.206 hectares / 0.509 acres / 2059 sqm	✓	✓	November 2016 (permanent) February 2017 (permanent) January 2018 (temporary) May 2018 (temporary)	The owner was resistant to any approach until a residential planning permission, submitted in 2016, had been approved. In March 2018 the owner was open to disposing of the site but it was not considered good value for money.
45	The Bishops Avenue	58 The Bishops Avenue, London N2 0BE	0.68 hectares / 1.680 acres / 6799 sqm	✓		November 2016 (permanent)	The property was not good value for money and is located a significant distance from the catchment area.
46	Highgate Business Centre	33 Greenwood Place, London NW5 1LB	0.061 hectares / 0.151 acres / 611 sqm	✓		November 2016 (permanent) February 2017 (permanent)	Site not available at time of enquires. Located too far outside the school's catchment area.
47	Elm Tree House	13 Netherhall Gardens, London NW3 5RN	0.089 hectares / 0.221 acres / 895 sqm	✓	✓	November 2016 (permanent) February 2017 (permanent) January 2018 (temporary)	Due to the poor state of repair of the building, it would not have been possible to occupy the property without incurring substantial refurbishment costs.
48	194 Cricklewood Broadway	194 Cricklewood Broadway, London NW2 3EB	1.19 hectares / 2.94 acres / 11897 sqm	✓		November 2016 (permanent) February 2017 (permanent)	Owner confirmed not interested in disposing of site and located too far from school's catchment area.
49	Gondar Gardens Reservoir	Off Gondar Gardens, London NW6 1EW	1.256 hectares / 3.103 acres / 12557 sqm	✓		November 2016 (permanent) February 2017 (permanent)	Not considered a realistic opportunity given site complexities and distance from school catchment area.

50	24 Regis Road	24 Regis Road, London NW5 3EW	0.531 hectares / 1.312 acres / 5309 sqm	✓		November 2016 (permanent) February 2017 (permanent) July 2017 (permanent)	Owners confirmed that they were not looking to vacate or dispose of the building. Site located too far outside the school's catchment area.
51	The Old Dairy	Wakefield Street, London WC1N 1PG	0.052 hectares / 0.129 acres / 522 sqm	✓		November 2016 (permanent) February 2017 (permanent)	Site located too far outside school's catchment area. Site sold in January 2017 to an investor who is not interested in selling on. Planning permission granted for the residential-led redevelopment of the site in 2011 and construction now underway (Ref: 2011/6032/P).
52	Maida Vale telephone exchange	138 Maida Vale, London W9 1QD	0.118 hectares / 0.291 acres / 1178 sqm	✓		November 2016 (permanent) February 2017 (permanent)	The property is an operational telephone exchange with a lease until 2031 and therefore the site is not available. Location well outside catchment.
53	Camden Ambulance Station	Cressy Road, London NW3 2XH	0.305 hectares / 0.754 acres / 3051 sqm	✓		November 2016 (permanent) February 2017 (permanent)	The site is currently in use as an Ambulance Station and there are no plans to sell.
54	20 Fortress Grove	20 Fortress Grove, London NW5 2HD	0.172 hectares / 0.425 acres / 1720 sqm	✓		November 2016 (permanent) February 2017 (permanent)	The site has planning permission for residential-led mixed-use redevelopment which was granted in 2016 (Ref: 2015/4501/P). Owner confirmed they were not looking to sell the site. Located too far outside the school catchment area.
55	Archway Methodist Church	6 Archway Rd, London N19 3TD	0.091 hectares / 0.224 acres / 906 sqm	✓		November 2016 (permanent) February 2017 (permanent)	Dismissed as no outdoor space and active church. Location well outside school's catchment area and not easily accessible.
56	Veolia Waste Depot	78 Holmes Rd, London NW5 3AY	1.689 hectares / 4.173 acres / 16888 sqm	✓		November 2016 (permanent) February 2017 (permanent)	Operational waste management site. Site too far outside the school's catchment area and confirmed as not available.
57	Hampstead Delivery Office	Shepherds Walk, Hampstead, London NW3 5UF	0.398 hectares / 0.983 acres / 3978 sqm	✓	✓	November 2016 (permanent) February 2017 (permanent) May 2018 (temporary)	This is an operational postal depot and confirmed as unavailable.

58	3-7 Torren Street	3 Torrens St, London EC1V 1NQ	0.225 hectares / 0.556 acres / 2250 sqm	✓		November 2016 (permanent) February 2017 (permanent)	Site located too far outside the school's catchment area.
59	Cricklewood Lane properties	Broadway Retail Park, Cricklewood Lane, NW2 1ES	2.757 hectares / 6.812 acres / 27567 sqm	✓		November 2016 (permanent) February 2017 (permanent)	Building too large for a school and no outdoor space. Site located too far outside the school's catchment area.
60	Development Land on West Heath Road	West Heath Road, London NW3 7TT	0.190 hectares / 0.469 acres / 1898 sqm	✓		November 2016 (permanent) February 2017 (permanent)	Not able to accommodate the school due to lack of outdoor space and located too far outside the school's catchment area.
61	Swiss Cottage, Leisure Square	100 Avenue Road, Swiss Cottage, London NW3 3HF	0.373 hectares / 0.922 acres / 3731 sqm	✓	✓	February 2017 (permanent) January 2018 (temporary) May 2018 (temporary)	Site is a public open space. Site does not present a realistic development opportunity.
62	JML House	Regis Road, London NW5 3EG	0.159 hectares / 0.394 acres / 1594 sqm	✓		February 2017 (permanent)	The site is too far outside the school's catchment area.
63	Camden Town Post Office	112-114 Camden High St, Camden Town, London NW1 0RR	0.057 hectares / 0.140 acres / 567 sqm	✓		February 2017 (permanent)	Discounted as an unrealistic opportunity. Located too far outside the school's catchment area.
64	Belsize Park Post Office	199-205 Haverstock Hill, London NW3 4QG	0.0275 hectares / 0.068 acres / 277 sqm	✓		February 2017 (permanent)	Not a deliverable option within the required timescales due to multiple lengthy leaseholds.
65	Ham & High buildings, Theatre Square	100 Avenue Road, London NW3 3HF	0.373 hectares / 0.922 acres / 3731 sqm	✓	✓	February 2017 (permanent) January 2018 (temporary) May 2018 (temporary)	Owners confirmed not open to approach to include school within proposals and ground floor to be retained for commercial use. Planning permission for Essential Living residential scheme (Ref: 2014/1617/P).

66	56 Crogslad Road	56 Crogslad Road, London NW1 8AU	0.107 hectares / 0.264 acres / 1579 sqm	✓		July 2017 (permanent)	The site offers no outdoor space.
67	19 Greenwood Place	19 Greenwood Place, London NW5 1LB	0.68 hectares / 1.680 acres / 6799 sqm	✓		July 2017 (permanent)	The property was not good value for money and is located a significant distance from the catchment area.
68	1 Ella Mews	Ella Mews, Hampstead, London NW3 2NH	0.0297 hectares / 0.0734 acres / 297 sqm	✓		January 2018 (temporary)	Office space to rent. Property required substantial refit and not a realistic opportunity due to non-compliant internal accessibility and very limited external space in a live car park.
69	Heathgate Place	Heathgate Place, London NW3 2NU	0.253 hectares / 0.625 acres / 2529 sqm	✓		January 2018 (temporary)	The site offers no outdoor space and is located too far outside the school's catchment area.
70	NatWest Bank Hampstead High Street	25 Hampstead High St, Hampstead, London NW3 1QJ	0.047 hectares / 0.117 acres / 473 sqm	✓		January 2018 (temporary)	Site too small and no outdoor space.
71	Natwest Bank, Belsize Park	187 Haverstock Hill, London NW3 4QG	0.035 hectares / 0.086 acres / 348 sqm	✓		January 2018 (temporary)	Discounted as too small.
72	148 Fellows Road	148 Fellows Rd, London NW3 3JH	0.099 hectares / 0.244 acres / 987 sqm	✓		May 2018 (temporary)	Site too small and not available.
73	BP/Premier Inn Haverstock Hill	215 Haverstock Hill, Hampstead, London NW3 4RB	0.435 hectares / 1.074 acres / 4346 sqm	✓	✓	May 2018 (temporary) May 2018 (permanent)	All offers made on the site rejected. Owner unwilling to dispose of the assets or lease for the foreseeable future.
74	Palmer's Lodge	40 College Cres, London NW3 5LB	0.207 hectares / 0.512 acres / 2072 sqm	✓		May 2018 (temporary)	Speculative acquisition letter sent April 2018. LocatED did not receive any response. Considered unavailable.
75	Camden Gallery	15A and 37 Camden High Street, London NW1 7JE	0.069 hectares / 0.176 acres / 712 sqm	✓		May 2018 (temporary)	Site is too small and limited outdoor space. Located too far outside the school's catchment area.
76	Morrisons Chalk Farm Road	Chalk Farm Rd, Camden Town, London NW1 8AA	2.749 hectares / 6.793 acres / 27490 sqm	✓		May 2018 (temporary)	Site occupied by Morrisons. Planning permission granted in June 2018 (2017/3847/P) for residential-led redevelopment. The site is located too far outside the school's catchment area.

Conclusion

This Alternative Site Search Note has been prepared on behalf of the Department for Education. The report sets out all the sites that were considered as part of the site search process for Abacus Belsize Primary School. A total of 76 sites were considered over the period of the site search.

The note is provided for the purposes of transparency and in response to local residents. Whilst the consideration of alternative sites is not a material planning consideration, the extensive site search exercise undertaken by the DfE demonstrates that there are no other suitable, available sites for Abacus Belsize Primary School.

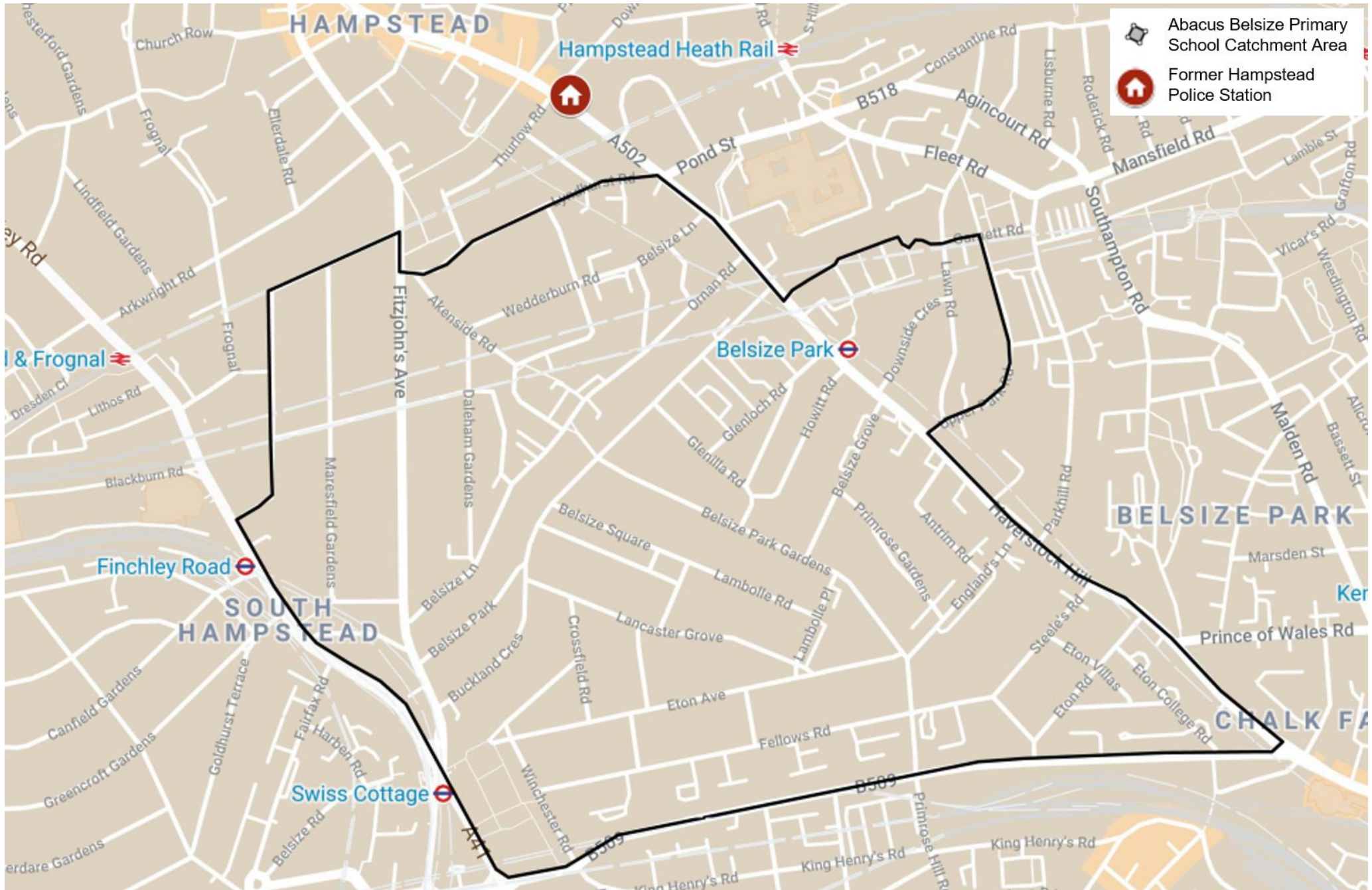


www.jll.com

Jones Lang LaSalle

© 2019 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.

Appendix 2 – Catchment Plan



Appendix 3 - Letter from Abacus Belsize Primary School Headteacher



Dear Councillors,

I am writing to share with you my thoughts on why the planning application for Abacus Belsize Primary School should be approved.

Abacus Belsize Primary School opened in 2013 after a five-year campaign to provide a state-funded, secular school in Belsize Park. Since opening we have gone from strength to strength. We are heavily oversubscribed with over 150 applications this year for our 30 place reception class. Roughly 70 of these applications come from within our ever-narrowing catchment area of Belsize Park. Being able to serve this very local need is an important rationale for the school. I meet with families every week talking about how, when Abacus opened, they finally had a chance of their child attending a local school that they can walk to with their young children.

The reality of life before Abacus was a very narrow choice of schools for families in Belsize Park, particularly if they did not practice a faith or were unable to pay for expensive school fees. Many families chose to relocate out of the area or face long journeys to a school, not of their choice, on the Islington/Camden border or even in Westminster. We want to keep families with young children in the Belsize Park community by offering them a local, outstanding school.

Since opening, we have grown into a very successful school, judged 'outstanding' by Ofsted. We are consistently in the top group of performing schools in Camden and, within our multi-academy trust, we are one of the highest performing schools. Last year our Reception class was the highest performing class in the borough. We are an asset to the education community of Camden and to our local community. It is now vital that we secure this local, permanent site to build our long term future.

This site will enable us to directly serve our local families. Over half of our families do not own a car and our catchment area is increasingly narrowed around the Belsize Park area. This means that parents will be able to walk their children to school which will be an enjoyable start and end to their day. Indeed, given that so many families currently have to travel out of the area every day to reach a school, the provision of this local school will likely reduce the number of car journeys. We will have no parking facilities for staff or parents or car drop off facilities, but we will have ample bike and scooter storage, plus staff showers to ensure we all live and breathe our car free ethos. We are committed to being a green, walking school and we will prove that over the coming years with our ethos and education around sustainable travel.

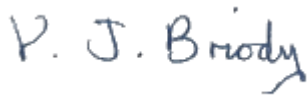
We also fully appreciate the uniqueness of this historic building. It is right that this building is kept in public ownership as an asset for all. We have scaled back the original plans for the building and limited our impact by keeping to our current single-form-entry, which we have been for six years. It is fully our intention to remain at this intake. Under these plans there will be no room for more than 210 pupil. We are happy for the Council to restrict us to that number.

Abacus Belsize Primary School
Jubilee Waterside Centre
105 Camley Street
London
N1C 4PF
020 7387 8018

As well as the small business facilities we plan to offer in part of the building, we hope that community groups will fully embrace the opportunity of making use of the school hall for their meetings and activities. The aim is for the school to be a hub of local community activity. We want to enhance this beautiful building. To bring it back to life and fill it with laughter and learning. Listed buildings should not be left to fall into disrepair. They should be enhanced and kept alive for future generations. Abacus will do that for future generations and the local community.

The reality is without this planning approval Abacus remains with an uncertain future. Families in Belsize Park go back to being in the black hole of school offers, young families move out of the area and the community loses its valuable assets, its people.

Best wishes



V. J. Briody

Vicki Briody
Headteacher, Abacus Belsize Primary School

A CFBT Schools Trust school



Tim Byrne

Director
Planning and Development
30 Warwick Street
London
W1B 5NH
+44 (0)20 7087 5478
tim.byrne@eu.jll.com

Isabel Scruby

Graduate Planning Consultant
Planning and Development
30 Warwick Street
London
W1B 5NH
+44 (0)20 7087 5589
isabel.scruby@eu.jll.com

Tom Pemberton

Graduate Planning Consultant
Planning and Development
30 Warwick Street
London
W1B 5NH
+44 (0)20 7399 5147
tom.pemberton@eu.jll.com

www.jll.com

Jones Lang LaSalle

© 2019 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.