

5<sup>th</sup> October 2022  
Our Ref: 14.546

FAO Ms Nora-Andreea Constantinescu  
London Borough of Camden  
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c/o Town Hall, Judd Street  
London  
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Dear Nora,

**Re: Application for planning permission for development proposals at The Hall Senior School, 23 Crossfield Road, London, NW3 4NU**

On behalf of our client, The Hall School, we submit a planning application for development proposals at The Hall Senior School, 23 Crossfield Road, London, NW3 4NU (the "Site"). The planning application seeks full planning permission for:

*"Erection of a single storey extension above the existing 'Wathen Hall' building following demolition of existing first floor rear science block to provide additional accommodation for the existing school use (Class F.1) and associated alterations including installation of roof-level plant and photovoltaic panels".*

This planning application is the fourth made by the School since 2016 and represents a significant scaling-back of their ambitions to transform the building. This scaling-back has been a consequence of the impacts of the Covid-19 pandemic and spiralling build costs.

Whilst the previous permissions were for major development involving more than 1,000sqm of additional floorspace and all included substantial amounts of demolition and excavation of basement levels, the current application seeks only a single-storey extension above the Wathen Hall which would be retained in situ. The extension sought is identical in position, scale, massing, appearance, and materials to a commensurate extension approved under all of the previous permissions. What's more, the extension on its own is minor development by virtue of only adding 450 sqm of additional floorspace.

Community engagement has been undertaken by the School's Head Teacher which was anchored by a leaflet drop to local residents setting out information on the scheme proposals, providing an opportunity for local residents to comment and provide their views.

The planning application fee of £2,342.20 has also been paid online.

Please find the following information and supporting documents submitted via the Planning Portal under reference **PP-11541382**:



- Planning Application Forms and Certificate B. Notice has been served, where necessary, on the leaseholders of the properties;
- CIL Form (prepared by Boyer);
- Site Location Plan (prepared by NORR Architects);
- Existing and Proposed Drawings and Visualisations (prepared by NORR Architects);
- Design and Access Statement (prepared by NORR Architects);
- Planning Statement (prepared by Boyer);
- Covering Letter (prepared by Boyer);
- Previous Air Quality Assessment (prepared by Ramboll UK Limited);
- Updated Air Quality Assessment (prepared by Elementa Consulting);
- Energy and Sustainability Statement (prepared by Elementa Consulting);
- Daylight and Sunlight Assessment (prepared by GIA Surveyors);
- Flood Risk Assessment and Sustainable Drainage Statement (prepared by Elliot Wood Partnership);
- Previous Arboricultural Report (prepared by Barrell Tree Care);
- Ecological Appraisal (prepared by Ecology Network);
- Acoustic Assessment (prepared by RBA Acoustics); and
- BREEAM Pre-Assessment Report (prepared by dar).

These documents have been provided as requested following discussions with yourself, in which it was confirmed that these would be acceptable for validation of the application.

In addition, Life Build Solutions are currently preparing a Draft Construction Management Plan which we will submit for the Council's consideration during the determination of the application.

We trust that you have sufficient information to validate this application. However, should you have any queries or require further information, please do not hesitate to contact me.

Yours sincerely

*Zoe Curran*

Zoe Curran  
Graduate Planner

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**Boyer**