

Application ref: 2020/5867/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 28 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Boyer
24 Southwark Bridge Road
2nd Floor
London
SE1 9HF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

The Hall School
23 Crossfield Road
London
NW3 4NT

Proposal:

Demolition of the 'Centenary' and 'Wathen Hall' buildings and erection of new four storey building with glazed link to original school building, two storey rear extension, enlarged basement, and enlargement of rear roof storey and insertion of three rear dormer windows to old school building, all in association with providing additional accommodation for the existing school use (Class F.1) (Resubmission of planning application ref no 2019/1325/P dated 19/11/2019).

Drawing Nos: Proposed plans:

Site Location Plan; P10-00-00; P20-00-01 Rev B; P20-00-02 Rev F; P20-01-02 Rev E; P20-02-02 Rev E; P20-03-02 Rev F; P20-B1-02 Rev E; P20-LG-02 Rev F; P20-M1-02 Rev E; P30-EL-11 Rev D; P30-EL-12 Rev D; P30-EL-13 Rev G; P30-EL-14 Rev D; P32-SC-11 Rev D; P32-SC-12 Rev D; P32-SC-13 Rev D; P32-SC-14 Rev D; P32-SC-15 Rev D; P32-SC-16 Rev D; AB7-00-01; 2190008-EWP-ZZ-B1-DR-C-2000 rev P1; Hall School – Proposed Plant Selection by Landscaping LTD Scotscape; P55-SC-01; P55-SC-02

Existing plans:

P20-00-01 Rev D; P20-M1-01 Rev C; P20-LG-01 Rev D; P20-B1-02 Rev E; P20-03-02 Rev E; P20-B1-01 Rev C; P20-02-01 Rev D; P20-01-01 Rev D;

P30-EL-01 Rev C; P30-EL-02 Rev C; P30-EL-03 Rev C; P30-EL-04 Rev C;
P32-SC-01 Rev C; P32-SC-02 Rev C; P32-SC-03 Rev C; P32-SC-04 Rev
C; P32-SC-05 Rev C; P32-SC-06 Rev C;

Demolition drawings

A80-B1-00 P02; A80-LG-00 P02; A80-M1-00 P02; A80-00-00 P02; A80-01-00 P02;
A80-02-00 P02; A80-03-00 P02; A80-SC-11 P02; A80-SC-12 P02; A80-SC-13 P02

Documents:

Planning Statement prepared by Boyer (December 2020)
Design and Access Statement by NORR (November 2020)
Transport Statement by Ramboll UK (March 2019)
Framework Travel Plan by Ramboll UK (Feb 2019)
Draft Construction Management Plan by Ramboll UK (March 2019)

Air Quality Assessment by Ramboll (December 2020)
Air Quality Technical Note AQ001_03 by Ramboll (15/06/2021)
2021 GLA Carbon Emission Reporting spreadsheet by Elementa
Energy Strategy Report Rev 07 by Elementa; GLA 2021 Carbon Emission
Reporting Spreadsheet; BRUKL 2020_Hall School Be Green_Imp2b Dec
03; BRUKL 2020_Hall School Be Lean_Imp2b Dec 03;
Overheating Analysis Report Rev 02 by Elementa (June 2020)
Hall School BREEAM Tracker (09.072021 by dar)
Arboricultural Assessment and Method Statement by Barrell Tree
Consultancy (11/11/2016)
Tree Protection Plan by Barrell Tree Consultancy
Structural and Civil Engineering Report Elliot Wood Partnership and
Basement Impact Assessment by Elliot Wood and Geotechnical &
Environmental Associates (2019 with 2020 confirmation of no substantive
changes).
- Part 1: BIA and Appendix A (Structural Drawings);
Appendix B (GEA Site Investigation)
- Part 2 Appendix B cont. (GEA Site Investigation)
- Part 3 Appendix B cont. (GEA Site Investigation)
- Part 4 Appendix B cont. (GEA Site Investigation)
- Part 5 Appendix B cont. (GEA Site Investigation)
- Part 6 Appendix B cont. (GEA Site Investigation)
- Part 7 Appendix C (Flood Risk Assessment incl.
Drainage Strategy and SUDS Report by Elliot Wood) and Appendix D
(Outline Structural Calculations)
- Part 8 Appendix D cont. (Outline Structural
Calculations) and Appendix E (Movement Monitoring Report)
Ecology Report by Ramboll UK (March 2019)
Noise Survey Report by Ramboll (December 2020)
Daylight and Sunlight Assessment by gia 07/11/2016; Daylight Sunlight
letter by gia dated 12/06/2017 RC/10747;

The Council has considered your application and decided to grant permission subject to
the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed plans:

Site Location Plan; P10-00-00; P20-00-01 Rev B; P20-00-02 Rev F; P20-01-02 Rev E; P20-02-02 Rev E; P20-03-02 Rev F; P20-B1-02 Rev E; P20-LG-02 Rev F; P20-M1-02 Rev E; P30-EL-11 Rev D; P30-EL-12 Rev D; P30-EL-13 Rev G; P30-EL-14 Rev D; P32-SC-11 Rev D; P32-SC-12 Rev D; P32-SC-13 Rev D; P32-SC-14 Rev D; P32-SC-15 Rev D; P32-SC-16 Rev D; AB7-00-01; 2190008-EWP-ZZ-B1-DR-C-2000 rev P1; Hall School – Proposed Plant Selection by Landscaping LTD Scotscape; P55-SC-01; P55-SC-02

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- Part 3 Appendix B cont. (GEA Site Investigation)
- Part 4 Appendix B cont. (GEA Site Investigation)
- Part 5 Appendix B cont. (GEA Site Investigation)
- Part 6 Appendix B cont. (GEA Site Investigation)
- Part 7 Appendix C (Flood Risk Assessment incl. Drainage Strategy and SUDS Report by Elliot Wood) and Appendix D (Outline Structural Calculations)
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Noise Survey Report by Ramboll (December 2020)
Daylight and Sunlight Assessment by gia 07/11/2016; Daylight Sunlight letter by gia dated 12/06/2017 RC/10747;

Reason: For the avoidance of doubt and in the interest of proper planning.

3 Detailed design

Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Typical details of new railings and balustrade at a scale of 1:10
- b) Plan, elevation and section drawings, including jambs, head and cill, of all external new window and door openings.
- c) Samples and manufacturer's details of new facing materials to be provided on site and retained on site during the course of the works.
- d) A sample panel of all facing masonry with window and door samples shall be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

4 Basement engineer

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the

critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

5 BIA

The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Elliott Wood Partnership Ltd, Geotechnical and Environmental Associates, Barrell Tree Consultancy and NORR Consultants Ltd as well as the recommendations in the Basement Impact Assessment Audit Report (Rev F1) prepared by Campbell Reith, dated July 2019.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy A5 of the Camden Local Plan 2017.

6 Air quality monitoring

Air quality monitoring should be implemented on site. No development shall take place until

a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

b. prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

7 Solar PV

Prior to commencement of above ground works, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been

submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

8 Tree protection measures

Prior to the commencement of any works on site, details including a detailed arboricultural method statement, demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Design, Demolition and Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details. The works shall be carried out under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

9 Drainage Strategy

The drainage strategy shall be implemented in accordance with the details set out in 2190008-EWP-ZZ-B1-DR-S-0900 Rev P3 / Elliot Wood / May 2019; Overland Flow Routes for Exceedance Events, 2190008-EWP-ZZ-B1-DR-C-2000 Rev P1 / Elliot Wood / June 2019; Flood Risk Assessment, Rev P1 / Elliot Wood / March 2019; Correspondence from the LPA - 2019/1325/P The Hall School - Variation - LLFA (May 2019), or before development commences, a drainage strategy detailing any on and/or off site drainage works, must be submitted to and approved by, the local authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: To ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the local sewage network and the wider environment in line with policies A5 and CC3 of the London Borough of Camden Local Plan 2017.

10 Landscaping

Within three months of construction commencing, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall have been submitted to and approved by the local planning authority in

writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

11 Landscaping

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by no later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

12 Green roof

Within three months of construction commencing, full details in respect of the living roof/wall in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs]
- iii. full details of planting species and density
- iv. details of any fall arrest system

The living roof/wall shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

13 Biodiversity

Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the

approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan 2021 and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

14 No music

No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 and [if A3/A4/A5 use] TC1, TC2 [if in Camden Centre or other shopping area], TC3 [if outside of a centre], TC4 [if in town centre] and TC5 [if small/independent shop] of the London Borough of Camden Local Plan 2017.

15 Windows

Before occupation, notwithstanding the details shown on the elevations and plans, the two south facing windows to the first floor of Wathen Hall (as shown on drawing number P30-EL-14 Rev D) shall be fixed shut and obscure glazed and permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

16 Noise

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA and by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1 and A1 of the London Borough of Camden Local Plan 2017.

17 Noise

Details of proposed roof plant technology, layout and enclosure to include product specifications shall be submitted to and approved in writing by the local planning authority. The details shall be installed in accordance with the approved documentation prior to first use of equipment of the development, and thereafter retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1 and A1 of the London Borough of Camden Local Plan 2017.

18 Out of hours

The use of the site for out of hours activities shall finish no later than 21:00 hours Mondays to Fridays, 16:00 hours Saturdays and 16:00 hours on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and DM1 of the London Borough of Camden Local Plan 2017.

19 Number of pupils

Following the implementation of the scheme hereby approved, the number of pupils on the roll of the senior school shall be limited to 162 pupils, and no increases permitted without the prior approval of the local planning authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, C2, A1, T1 and T2 of the London Borough of Camden Local Plan 2017.

20 Cycle storage

Details of secure and covered cycle storage area for 12 cycles and scooter parking for 22 scooters shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

21 Reuse and recycling of demolition waste

The demolition hereby approved shall divert 95% of demolition waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is

granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 3 Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer