

Date: 5th February 2024
Your Ref: PP-12781758
Our Ref: 16938

DWD

69 Carter Lane
London
EC4V 5EQ

Planning Department
London Borough of Lambeth Council
Lambeth Civic Centre
6 Brixton Hill
London
SW2 1EG

Dear Sir / Madam

**APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITION 22 (BIRD AND BAT BOXES),
CONDITION 28 (URBAN GREENING FACTOR) AND CONDITION 29 (CYCLE PARKING) OF PLANNING
PERMISSION REF: 22/03795/RG3**

On behalf of our client, the Department for Education ('Applicant') and Baxall Construction, please find enclosed an application for the approval of details reserved by Condition 22 (Bird and Bat Boxes), Condition 28 (Urban Greening Factor) and Condition 29 (Cycle Parking) of the planning permission for Iqra VA Primary School, 127 Park Hill, London, SW4 9PA.

The documents submitted in support of this application include:

- Covering letter, prepared by DWD;
- Application form, prepared by DWD;
- Bird and Bat Box Strategy, prepared by Middlemarch Environmental;
- Urban Greening Factor Calculation Excel Spreadsheet, provided by Baxall Construction;
- Landscape Details – Proposed Cycle Store plan (ref: SRP1066-BBA-ZZ-ZZ-D-L-7103 Rev. C03), prepared by Bond Bryan Architects; and
- Landscape Details – Cycle Stand plan (ref: SRP1066-BBA-ZZ-ZZ-D-L-7104 Rev. C02), prepared by Bond Bryan Architects.

Payment of £209.00 has been made online to cover the cost of the application, inclusive of the £64.00 Planning Portal administration fee.

Site Context and Planning History

The Site is currently occupied by the existing Iqra VA Primary School. Redevelopment of the Site will provide a part-one, part-two storey building for school use (Class F1) by the Iqra VA Primary School. Under the planning application ref: 22/03795/RG3, the Site received permission on 9th March 2023 for:

Demolition of existing school buildings and construction of a replacement part one and part two storey building for school use (Class F1), together with associated parking, cycle parking, play and sports facilities and landscaping.

Proposal

This application concerns the approval of Conditions 22, 28 and 29 for the permitted application 22/03795/RG3.

Condition 22

Condition 22 states:

‘Prior to the occupation of the development hereby permitted, details including the number, type, specification, height and location of bird and bat nesting boxes to be submitted to and approved in writing by the local planning authority and thereafter to be implemented as approved prior to the first occupation of the building.’

A Bird and Bat Box Strategy (including Bird and Bat Box Strategy Map refs: C160131-01 and C160131-02), has been prepared by Middlemarch Environmental and is submitted in support of this application for the discharge of Condition 22.

Condition 28

Condition 28 states:

‘Prior to occupation of the development, the calculation of the Urban Greening Factor shall be submitted to and approved in writing by the local planning authority, confirming that the development has achieved a minimum score of 0.3. Should this not be achievable, justification should be provided to accompany the calculation.’

The Urban Greening Factor excel spreadsheet, provided by Baxall Construction, has been submitted in support of this application for the discharge of Condition 28. The spreadsheet confirms the proposed development will achieve an UGF score of 0.35.

Condition 29

Condition 29 states:

‘Prior to first occupation of the development hereby permitted, the final details of the proposed cycle parking shall be submitted to and approved in writing by the local planning authority. The cycle parking shall thereafter be implemented in accordance with the approved details before the first occupation of any part of the development hereby permitted. The approved cycle parking shall thereafter be retained solely for its designated use.’

The following plans have been prepared by Bond Bryan Architects and are submitted in support of this application for the discharge of Condition 29.

TITLE	REFERENCE
Landscape Details – Proposed Cycle Store	SRP1066-BBA-ZZ-ZZ-D-L-7103 Rev. C03
Landscape Details – Cycle Stand	SRP1066-BBA-ZZ-ZZ-D-L-7104 Rev. C02

We trust that the information submitted in support of this application is satisfactory and that the application can be determined without delay. Should you have any queries, please contact me at

[REDACTED]

Yours sincerely,

[REDACTED]

Connor Hall
Senior Planner
DWD

[REDACTED]
[REDACTED]