



GOVERNMENT OFFICE
FOR THE WEST MIDLANDS

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**Sustainable Futures
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Your Ref: CW/676001

Our Ref: GOWM/PLN/K5600/89651

4 August 2008

Dear Ms Wilberforce

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
APPLICATION FOR CONSERVATION AREA CONSENT
HOLLAND PARK SCHOOL, AIRLIE GARDENS, CAMPDEN HILL ROAD, LONDON,
W8 7AF**

Thank you for your letter with enclosures of 30 July 2008 to David Marr about The Royal Borough of Kensington & Chelsea's proposals for the demolition of Holland Park School buildings (excluding Thorpe Lodge) and the construction of a new secondary school with associated and residential development. I am now in a position to notify you of the Secretary of State's decision on the application.

Having carefully considered the information submitted by the Council, together with all representations received, the Secretary of State has decided to grant Conservation Area Consent.

A copy of the decision letter is attached for your information.

Yours sincerely

Miss A L Lidgbird
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Mr Derek Taylor
Department of Planning and
Borough Development
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
LONDON
W8 7NX

**Sustainable Futures
Directorate (Planning)**

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Your Ref: CC/08/00592/DT

Our Ref: GOWM/PLN/K5600/89651

31 July 2008

Dear Mr Taylor

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
APPLICATION FOR CONSERVATION AREA CONSENT
HOLLAND PARK SCHOOL, AIRLIE GARDENS, CAMPDEN HILL ROAD, LONDON.
W8 7AF**

I am directed by the Secretary of State for Communities and Local Government to refer to The Royal Borough of Kensington & Chelsea's (The Council) application for Conservation Area Consent for the demolition of Holland Park School buildings (excluding Thorpe Lodge) and the re-development of the site. The buildings which are unlisted are situated within the Kensington Conservation Area which is adjacent to Holland Park Conservation Area. The application was made in accordance with the provisions of section 74 of the Act.

The Secretary of State has considered the information submitted by the Council in support of their application, together with the representations received, including those of English Heritage. The representations made direct to the Secretary of State at this Government Office have also been taken into account.

The Secretary of State accepts that the existing school buildings are reaching the end of their useful lives, proving costly to maintain and difficult to upgrade to an acceptable level. In particular, she notes that almost all general classrooms are substantially smaller than DfES guidelines, sports and outdoor activities are limited due to inadequate facilities and disabled access is very poor; Holland Park being the only school in the Royal Borough that is not able to meet the requirements of the Disability

Discrimination Act. The Secretary of State also notes that the applicants have assessed a number of alternative proposals for the existing school buildings and accepts that the current scheme will make effective use of the site to provide the necessary educational and accessibility requirements of the School. The Secretary of State agrees with the Council that the proposals will provide educational and social benefits.

The Secretary of State accepts that the school buildings, in their current state, have neither a negative or positive impact on the Kensington Conservation Area. As such, she considers that demolition of them will not have a detrimental impact on it. She notes the concerns raised by interested parties on the proposed redevelopment of the site and has carefully considered English Heritage's comments. The Secretary of State notes that while English Heritage do not object in principle, they have raised some concerns on both the proposed school building and residential units. However, she also notes that the Council intends to impose a condition requiring the submission of full particulars on a number of detailed matters to them for approval. The Secretary of State is satisfied that this will provide the opportunity to address the concerns raised. Overall, she does not consider that the issues raised by this application are significant enough to justify the refusal of consent.

Therefore, the Secretary of State hereby grants Conservation Area Consent for the demolition of Holland Park School buildings (except Thorpe Lodge) and the construction of a new secondary school and associated/residential development in accordance with the application numbered: CC/08/00592 subject to the following conditions:

- (i) The works to which this Consent relates shall be begun not later than 3 years from the date of this letter;
- (ii) The demolition hereby permitted shall not commence until a contract for the development of the site, in accordance with planning permission if required, has been let;
- (iii) Before any work is undertaken in pursuance of this Consent to demolish any part of the building, full particulars of the method(s) by which all existing trees on the site are to be protected during demolition, shall be submitted to and approved in writing by the Local Planning Authority before demolition commences and the protection so approved shall be provided before the commencement of demolition and maintained for the duration of the demolition operations;
- (iv) Before demolition works commence on site, a detailed Demolition Method Statement shall be submitted to and agreed in writing by the Local Planning Authority. The Method Statement shall include (1) detail and advice of the measures to be taken to investigate, remove, and dispose of any asbestos found on site, in accordance with all good practices, (2) dust and particle monitoring and control for duration of demolition and (3) detail and advice of the measures, in accordance with the best practicable means, to be used to minimise construction noise and vibration likely to affect adjacent residential premises;



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- (v) The development hereby permitted shall not be implemented until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan should include routing of vehicles; access arrangements to the site; the estimated number of vehicles per day/week; details of any vehicle holding area; details of any vehicle call up procedure; estimates for the number and type of parking suspensions that will be required; details of any diversion or other disruption to the public highway during demolition; and work programme and/or timescale for each phase of the demolition. The demolition shall be carried out in accordance with the approved Construction Traffic Management Plan.

This letter does not convey any consent or approval required under any enactment, bye-law, or regulation, other than sections 8 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely

DAVID MOSELEY