

16<sup>th</sup> February 2024  
Our Ref: 23.5031

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London Borough of Camden  
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Dear Sir/Madam,

**Re: Application for planning permission for development proposals at ESCP Business School, 527 Finchley Road**

On behalf of our client, École Supérieure de Commerce de Paris ('ESCP') Europe Business School, we hereby submit a full planning application for proposals at ESCP Business School site ('the Site') at 527 Finchley Road, London, NW3 7BG ('the Site').

This planning application seeks retrospective planning permission for a replacement chiller unit to the rear of the Site within the existing yard. The description of development is as follows:

*"Retrospective application for the installation of 4 x external air source heat pump units, paving works, and the addition of stairs to serve the temporary classrooms installed at the rear of the Site as well as the erection of fencing along the boundary with Parsifal Road".*

To support this application, a Noise Report prepared by ES Acoustics has been submitted, alongside a drawing pack prepared by Markwick Architects.

A payment of £357.00 for the application has been made via the Planning Portal (ref: [PP-12805239](#)).

**Background**

The Applicant received permission for the construction of a temporary modular building within the rear yard area to provide increased classroom space for the school in 2023 (ref: 2023/2430/P). The building has since been constructed and the classrooms have been in use since January 2024. However, during the construction period there have been several items undertaken which have been necessary to enable the implementation of the scheme, as well as to gain Building Regulations approval. These items comprise the following:



SAFETY  
SCHEMES IN  
PROCUREMENT



- Installation of 4 x external air source heat pump units (ASHPs) to serve the modular unit and provide thermal comfort for students;
- Installation of stairs to serve the entrance to the modular unit;
- Erection of a timber fence along the boundary of Parsifal Road to comply with Building Regulations Approved Document K;
- Paving to the rear of the modular unit, to link the existing paving around the perimeter of the classroom building and provide a fire escape route in accordance with Building Regulations Approved Document B.

As occupation was targeted for January 2024, following permission of the application in July 2023, it was necessary for the School to proceed on the installation of the above items, however the School are now seeking retrospective planning permission for the works.

### The Site

The School is situated on the western side of Finchley Road on the corner of Parsifal Road and is occupied by the Parsifal College which is utilised by the School. The Site does not fall within a Conservation Area or an area of special character, however the West End Green Conservation Area is located directly adjacent to the south-west of the Site. The West End Green Conservation Area appraisal sets out that inclusion of the main college building in the Conservation Area was declined as the College does not relate to the heart of the West End Green Area.

None of the School buildings are listed and the Site does not adjoin any listed buildings. The main building to the front is locally listed. The nearest listed building to the Site is the Emmanuel Church located approximately 0.3km to the south on Lyncroft Gardens to the south of the application Site, however it is not considered to be in the School's immediate context.

There are several trees along the northern and south-eastern borders of the Site which are subject to a Tree Preservation Order (TPO).

The School is accessed via Parsifal Road which is a residential road which has parking restrictions in place. Car parking for the school is located to the rear of the School. The West Hampstead Town Centre is a short distance to the south where West Hampstead underground station and other amenities including retail, food and drink, library and leisure centre uses are located. The Site has a PTAL of 4, which indicates a good level of accessibility.

The Site is located within Flood Zone 1. The Site is not subject to any other planning policy designations under the Local Development Plan.

### Planning History

Relevant planning applications which have been registered at the Site are shown in the table below.

Application Reference	Proposal	Decision and Date
2023/5016/P	Certificate of Lawfulness for the replacement of existing brick wall and brick pier.	Currently awaiting determination

2023/2430/P	Erection of temporary single-storey modular classroom (Class F1) with associated canopy, security gates and fencing adjacent to car park at rear of existing school for a period of 3 years and relocation of existing cycle store.	Granted on 30/08/2023
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### Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 required that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Statutory Development Plan for the London Borough of Camden comprises:

- Camden Local Plan (2017);
- Fortune Green and West Hampstead Neighbourhood Plan (2015); and
- London Plan (2021).

Camden Council's Development Plan is also supported by Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs).

### Assessment of the Proposals

#### *Design*

Local Plan Policy D1 'Design' requires development to respect the local context and character of the area, to be sustainable in design, and to comprise high quality materials.

London Plan Policy D4 'Delivering Good Design' requires design quality to be maintained throughout the development process from the granting of permission to completion of development to ensure design and environmental quality, as well as the visual impact of development is not substantially affected.

The works are considered to be very minor in nature and as such, will have minimal impact on the Site and surrounding area. The colour of the timber fencing has been chosen to reflect the shade of brick present on the existing building. Whilst the fence will adjoin Parsifal Road, the timber materiality is considered to provide a high-quality material which will remain sensitive and sympathetic to the surrounding area, in line with Policies D1 and D4.

The application also comprises the addition of concrete paving along the rear of the modular classroom building, to extend the walkway in this location and act as a fire escape route. The paving will replace the existing shingle on Site and is in line with the paving already approved under permission ref: 2023/2430/P, and as such represents a very minor change which will not cause any unacceptable impacts in terms of design.

The addition of stairs to the entrance of the modular building is also considered to represent a very minor design amendment which will not be visible from the public domain.

4 x ASHPs have been installed to sit adjacent to either edge of the modular building, with 2 no. units sited to the northwest of the block, and 2 no. units sited to the southeast. The units will be screened from the public domain, as a result of the security fencing in place on site. As such, they would not significantly impact the appearance or character of the Site and the wider area.

### *Residential Amenity*

Local Plan Policy A1 'Managing the Impact of Development' set out that the Council will seek to ensure that the amenity of neighbours is protected and will consider impacts such as noise levels.

Local Plan Policy A4 'Noise and Vibration' states that the Council will seek to ensure that noise and vibration is controlled and managed, and as such development will not be permitted where likely to generate unacceptable noise and vibration impacts.

London Plan Policy D14 'Noise' further establishes that development proposals should avoid significant adverse noise impacts on health and quality of life.

To confirm compliance with these policies, a Noise Impact Assessment has been undertaken by ES Acoustics. The assessment confirms that the ASHP plant would result in a low likelihood of adverse impact, and therefore no additional mitigation measures are required to ensure that the amenity of nearby noise sensitive receptors is protected.

Overall, the installation of the ASHP units will not present any harm to neighbouring amenity and therefore complies with the requirements outlined in local and regional planning policies.

### **Summary**

This application seeks retrospective planning permission for the installation of 4 x external air source heat pump units, paving works, and the addition of stairs to serve the temporary classrooms installed at the rear of the Site, as well as the erection of timber fencing along the boundary with Parsifal Road.

The paving and timber fencing are required to comply with Building Regulations requirements and have been designed in accordance with the existing character and materiality of the Site, in line with planning policy. The addition of stairs and ASHP units on Site will be screened from public view and as such, will not have any unacceptable design impacts.

It has also been demonstrated that the ASHP units do not present any harm to the amenity of neighbours, as there are no unacceptable noise or vibration impacts as a result of its installation.

We trust you have all you require to validate this application and allocate it to an officer for consideration. However, if you require any further details, please don't hesitate to get in touch.

Yours sincerely

*Zoe Curran*

**Boyer**

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