

Application ref: 2024/1540/P  
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**Development Management**  
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SY4 3PH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Brookfield Primary School**  
**Chester Road**  
**London**  
**N19 5DH**

Proposal:  
Installation of solar photovoltaic panels to flat roof of extension and replacement windows and louvres to south-west elevations of school.

Drawing Nos:  
Ameresco Scope of ECM work proposed; Planning Application Rev B sheets 1 to 4;  
MVHR Proposed External Louvre Elevation (Rev B dated 16/01/2024)  
(2011\_)100 Rev A; 101 Rev A; 102 Rev A; 110 Rev A; 200 Rev A; 201 Rev A; 202 Rev A;  
313 Rev A; 511 Rev A; 512 Rev A; 513 Rev A; 515 Rev A

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:

Ameresco Scope of ECM work proposed; Planning Application Rev B sheets 1 to 4; MVHR Proposed External Louvre Elevation (Rev B dated 16/01/2024) (2011\_)100 Rev A; 101 Rev A; 102 Rev A; 110 Rev A; 200 Rev A; 201 Rev A; 202 Rev A; 313 Rev A; 511 Rev A; 512 Rev A; 513 Rev A; 515 Rev A

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

Informative(s):

- 1 Reasons for granting permission.

The application site refers to a primary school to the south of Highgate Cemetery located between Chester Road and Croftdown Road. It comprises of a large three-storey red brick building which has been extended over the years with modern additions most notably the glazed two-storey 1970s addition above the northern part of the building. The school is characteristic of the local area and defined as making a positive contribution to the character of the Dartmouth Park Conservation Area built as part of the Brookfield Estate in the 1920s. The building is not a listed building but is adjacent to the Grade II Listed Highgate (Chester Road) Library.

The proposal seeks the installation of 60 solar photovoltaic panels to the flat roof of the modern extension covering a total of approximately 180sqm of roof space, and the replacement of the existing single glazed timber windows with double glazed timber windows to the south-western elevations of the school. Some of the windows will include louvres to allow ventilation as part of the Mechanical Ventilation with Heat Recovery (MVHR) system. The proposals are considered acceptable as they respect and integrate well with the host building and surrounding area.

The Council welcomes on-site renewable energy production where these can be incorporated without causing any detrimental change to character and appearance of the building and conservation area. The location has been chosen for its solar exposure due to the roof height at fourth floor level whilst minimising the visual impact by positioning behind the roof edge with a flat orientation that does not visibly project above the roof.

The nearest neighbouring buildings are equivalent in height to the host building with views between gaps buildings on Chester Road and Croftdown Road. Due to the siting on the flat roof of the modern extension, the proposed panels would not be visible from street level. As a result, the panels are sensitively

sited and would respect and integrate well with the historic school building in a sympathetic and discreet manner which would preserve the character and appearance of the surrounding Dartmouth Park Conservation Area.

The proposed replacement windows to the south-western elevation of the block are considered acceptable. While there would be some degree of increased thickness to frames and glazing bars necessary to accommodate double glazed panes, they would not significantly alter the appearance, as they match the existing in terms of type, glazing patterns, materials, and detailing, within the same openings. The proposed louvres would be positioned within the existing window openings and their alignment reduces their overall visual impact. No new openings are proposed, the replacement timber windows would match the existing in proportions and materials and would provide thermally efficient performance and reduce heating costs. Given this is a school, the associated public benefits are balanced in favour of the proposal against any harm caused by the detail of the frames and glazing bars. On balance therefore, it is considered that the replacement windows would not significantly alter the appearance of the school building and the windows are acceptable in this instance, in terms of detailed design and materials.

- 2 The nearest residential blocks that would be affected by the proposal are Chester House to the north and on Croftdown Road to the east and being contemporary to the school they are similar in scale. The mid-20th century Highgate New Town flats and the early 21st century Chester Balmore flats form nearby modern blocks of four and three storeys. The solar panels may be visible from some of the upper floors of these blocks; however, due to the distance between buildings, the location of the panels set back behind the roof edge, and the flat orientation of panels, they would not harm the amenity of adjoining residential occupiers, in terms of outlook or light pollution from glare. The replacement windows would match the overall size of the existing window openings and there would be no additional openings proposed. Given the minor nature of the proposals to an existing school, there would be no additional impacts on neighbouring amenity, in terms of outlook, privacy, and daylight and sunlight matters.

The Council will support proposals that seek to sensitively improve the energy efficiency of existing buildings. The proposal would achieve this by significantly reducing the school's carbon emissions and through its renewable energy provision. Thermally efficient double-glazed windows will provide more effective insulation and ventilation as part of MVHR system, and sixty solar photovoltaic panels will generate renewable energy with a capacity of 14.6 megawatts. The siting and detailed design are considered moderate interventions that result in energy efficiency improvements that would not detract from the character and appearance of the historic buildings and wider area and would sensitively enhance the sustainability of the existing buildings in terms of climate change mitigation.

On balance, the proposals enhance the sustainability of the existing buildings, would have no impact on the nearby listed building, and any harm to the Conservation Area is outweighed by the public benefits of the improvements to the school.

No objections and four letters of support have been received prior to making this decision. The site's planning history was considered when making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and special regard has been attached to the desirability of preserving the setting and special interest of the neighbouring listed building, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and CC1 of the Camden Local Plan 2017 and policies DC2, DC3 and ES4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 The solar photovoltaic equipment and supporting structures hereby permitted shall be removed as soon as reasonably practicable when no longer required.

Reason: The permanent retention of the redundant equipment and structures would be contrary to the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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).
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management

Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2023.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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