

Application ref: 2024/0637/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 1 August 2024

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 Planning
120 Bermondsey Street
London
SE1 3TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
527 Finchley Road
London
Camden
NW3 7BG

Proposal:

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

Drawing Nos:

Site location plan, 2213/P/691, 2213/P/692, 2213/P/693, 2213/P/694, 2213/P/696, 2213/P/698, Plant Noise Impact Assessment Report for Planning.

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

Condition(s) and Reason(s):

- 1 The retrospective 4 x external air source heat pump units, paving works, and the addition of stairs hereby permitted are for a temporary period only and shall be removed on or before 31st August 2026.

Reason: This type of external alterations are not such as the local planning authority is prepared to approve, other than for a limited period, in view of its

appearance and function. The permanent retention of the alterations would be contrary to the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, 2213/P/691, 2213/P/692, 2213/P/693, 2213/P/694, 2213/P/696, 2213/P/698, Plant Noise Impact Assessment Report for Planning.

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

Informative(s):

- 1 Reasons for granting permission:

Planning permission was granted for 'construction of a temporary modular building within the rear yard of the school to provide classroom space' (ref.2023/2430/P). This permission has been implemented and the classrooms have been in use since January 2024. This permission is a temporary permission and would be due to expire in 2026. During implementation of the scheme additional works have been carried out, these consist of installation of 4 x external air source heat pump units, paving to the rear of the modular unit, addition of stairs to serve the entrance to the unit and erection of a fence along the boundary with Parsifal Road.

The retrospective paving works would link the existing paving around the perimeter of the classroom and form a fire escape route in line with building control requirements. The staircase has been installed to serve the entrance to the modular unit and a timber fence has been erected along the boundary of Parsifal Road. The fence has been installed to protect pedestrian from falling in line with building regulation requirements due to ground level changes and due to securing the boundary of the site from criminal activity. There is no objection to the permanent retention of the fence as it is unconnected to the physical works associated with the temporary demountable classroom and provides a wider security/safety function to the school users. These works are considered to be minor in nature and would have a minimal impact on the site or the surrounding area and therefore would be considered acceptable in this case.

The 4 condenser units are positioned on the side elevations of the existing classrooms and are set in from all side boundaries. They are not visible from the street due to them being on the other side of the car park and set behind an initial boundary wall. Therefore, given their small scale and siting on the side elevations of the classrooms it is not considered they would have a detrimental impact on character and appearance of the subject site or the surrounding area. Normally for air source heat pumps with cooling features we would assess them against local plan Policy CC1 and to go through the cooling hierarchy. However, in this case it is acknowledged that the classrooms may require both heating and cooling during the school period and that this permission is for a temporary period and that they would need to be removed when the time period is up; as a result of this the air source heat pumps would be acceptable.

A noise survey has been submitted in support of the application. The Council's Environmental Health officer has reviewed the information and considers it to be acceptable, subject to noise compliance and the plant being mounted with proprietary anti-vibration isolators, both are secured by planning condition.

Furthermore, with the exception of the boundary enclosure, temporary planning permission would be granted for the proposed works. Once the original planning permission for the classrooms expires then this decision would also expire, and the works carried out under this permission would also need to be returned back to how they were before they were added to the site or further planning application is considered.

The development would therefore not result in a material impact on the amenity of neighbouring properties in terms of noise. Furthermore, the development due to its scale, siting and design is not considered to cause harm to the amenity of the neighbouring properties in terms of loss of light, privacy or overlooking.

No comments were received during the consultation period. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, CC1, A1, A4 and D1 of the London Borough of Camden Local Plan 2017 and with policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).


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>.

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 'DP', is positioned above a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope
Chief Planning Officer