

5<sup>th</sup> August 2024  
Our Ref: 23.5031

120 Bermondsey Street  
London  
SE1 3TX

T 0203 268 2018

London Borough of Camden  
2nd Floor  
5 Pancras Square  
c/o Town Hall  
Judd Street  
London  
WC1H 9JE

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 air conditioning unit and louvred windows along the south-western elevation of the rear building. The description of development is as follows:

*"Retrospective application for the installation of 1 x air conditioning unit and new louvres above the existing ground floor windows along the rear elevation of the main building".*

To support this application, a Noise Report prepared by ES Acoustics and an Active Cooling Assessment by Queensbury Design have been submitted, alongside a drawing pack prepared by Markwick Architects.

A payment of £363.00 for the application has been made via the Planning Portal (ref: PP-13207885).

## Background

The School have undertaken a reconfiguration of the internal space of the converted old chapel and former resource centre to provide increased lecture space for students. This has resulted in a requirement for improved air conditioning and heating to serve the new lecture spaces and provide thermal comfort for students. As such, the School have replaced the previous 4 x air conditioning units in place on the Site with a single more efficient unit. Alongside this, louvres have been installed above the ground floor windows of the rear elevation in order to assist with ventilation of the space.

## 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	Description of Development	Decision & Date
2024/0637/P	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.	Currently awaiting determination
2024/0300/P	Certificate of Lawfulness for resurfacing works and the erection of a vehicle barrier.	Granted on 28/02/2024
2023/5016/P	Certificate of Lawfulness for the replacement of existing brick wall and brick pier.	Granted on 24/01/2024
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

## 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.

A single air conditioning unit has been installed to replace the 4 x units which previously sat within the brick-built enclosure to the rear of the Site. The new unit will continue to be housed within this enclosure and therefore will be screened from the public domain. As such, the new air conditioning unit results in the overall loss of plant in this location and does not significantly impact the appearance or character of the Site and the wider area.

The addition of louvres to the windows along the southern elevation of the rear building are also considered to represent a very minor design amendment which are not visible from the public domain. As illustrated further on the accompanying as-built elevations, the updates are barely distinguishable from the appearance of the pre-existing elevation.

The works are considered to be very minor in nature and as such, will have minimal impact on the Site and surrounding area and should therefore be considered acceptable.

### *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 plant would result in a low likelihood of adverse impact and sets out additional mitigation measures which should be installed to ensure that the amenity of nearby noise sensitive receptors is protected. These mitigation measures will be provided, in order to ensure that the proposals will protect neighbouring amenity.

Overall, the installation of the external air conditioning units and associated internal heat recovery units will not present any harm to neighbouring amenity and will comply with the requirements outlined in local and regional planning policies.

### **Sustainability**

The air conditioning unit and louvred windows have been installed to provide a heating and cooling system with heat recovery. The air conditioning system is a form of heat pump and can therefore efficiently provide both heating and cooling for the lecture spaces.

Local Plan Policy CC2 'Adapting to climate change' requires all development to adopt appropriate climate change adaption measures including application of the cooling hierarchy to reduce the impact of overheating. The supporting text of this policy sets out that air conditioning will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all the preferred measures are incorporated, in line with the cooling hierarchy.

In accordance with Local Plan Policy CC2, a detailed dynamic thermal model has been undertaken to assess the need for active cooling at the Site. The report assesses that there is an overheating risk within the old chapel and former resource centre, which the units are intended to serve. This is due to the significant expanse of existing south-facing windows along this elevation.

Other forms of ventilation have been considered, in line with the cooling hierarchy, however these are insufficient due to the high fresh air ventilation rate and internal heat loads required to serve the large number of occupants which the space serves (between 90 –100 occupants in each space). As such, passive or mechanical ventilation would not provide an adequate means to remove the heat from the indoor environment and active cooling is required.

On this basis, the addition of replacement air conditioning unit is considered to be acceptable and in line with Policy CC2.

### **Summary**

This application seeks retrospective planning permission for the installation of 1 x air conditioning unit, as well as the installation of new louvres above the existing ground floor windows along the south-western elevation of the rear building.

The replacement air conditioning unit on Site will be screened from public view and as such, will not have any unacceptable design impacts. The louvred windows represent a very minor addition to the southern elevation and will have minimal visual impacts from the Site and surrounding area.

It has also been demonstrated that the new air conditioning unit will not present any harm to the amenity of neighbours, as mitigation measures will be implemented to ensure that there will be no unacceptable noise or vibration impacts as a result of its installation.

The provision of air conditioning to serve the heating and cooling requirements of the new lecture spaces is also in line with the cooling hierarchy, as this space currently provides an overheating risk which cannot be adequately mitigated by all other mitigation measures included within the hierarchy.

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*

Zoe Curran  
Senior Planner

Tel: 07704546601

Email: [ZoeCurran@boyerplanning.co.uk](mailto:ZoeCurran@boyerplanning.co.uk)