

7th March 2025
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 planning permission for two air conditioning units on the roof terrace along the eastern elevation of the front building. The description of development is as follows:

"The installation of 2 x air conditioning units along the east 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 Square Feet Architects.

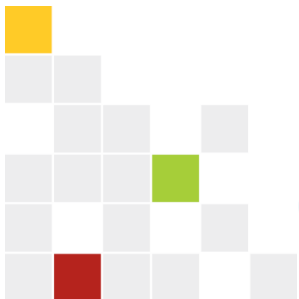
A payment of £363.00 for the application has been made via the Planning Portal (ref: PP-13811253).

Background

The School are undertaking internal refurbishment of the loft space of the main building to the front of the Site, in order to provide increased lecture space and breakout areas for students. This has resulted in a requirement for improved air conditioning and heating to serve the new spaces and provide thermal comfort for students. As such, the School are seeking to install 2 x air conditioning units to serve these new lecture theatres and breakout areas.

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 statutorily 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
2024/3271/P	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.	Granted on 16/09/2024
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.	Granted on 01/08/2024
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 and Heritage

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.

Local Plan Policy D2 'Heritage' sets out that the Council will seek to protect non-designated heritage assets.

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.

Two air conditioning units have been installed on the wall of the roof terrace along the eastern elevation of the main building. Whilst the front building is locally listed, the new units will be screened from view by the building facing Parsifal Road and therefore will not be visible from the public domain. As such, the proposals will have no impact on the heritage character or appearance of the Site and surrounding area. On this basis the proposals are considered acceptable in design and heritage terms.

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 that noise emissions from the proposed plant would fall within the relevant national, local, and best practice guidance requirements, therefore no additional mitigation measures are required.

Overall, the installation of the external air conditioning units and associated 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 units are proposed to provide a heating and cooling system with heat recovery fresh air units. The air conditioning system is a form of heat pump and can therefore efficiently provide both heating and cooling for the new lecture spaces and breakout areas.

Local Plan Policy CC2 'Adapting to climate change' requires all development to adopt appropriate climate change adaptation 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 to the lecture theatres and the breakout areas, which the units are intended to serve.

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 2 x air conditioning units along the eastern elevation of the front building.

The new air conditioning 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 new air conditioning units will not result in any unacceptable noise or vibration impacts as a result of its installation, and therefore the units will not present any harm to the amenity of neighbours.

The provision of air conditioning to serve the heating and cooling requirements of the new lecture spaces and breakout areas 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