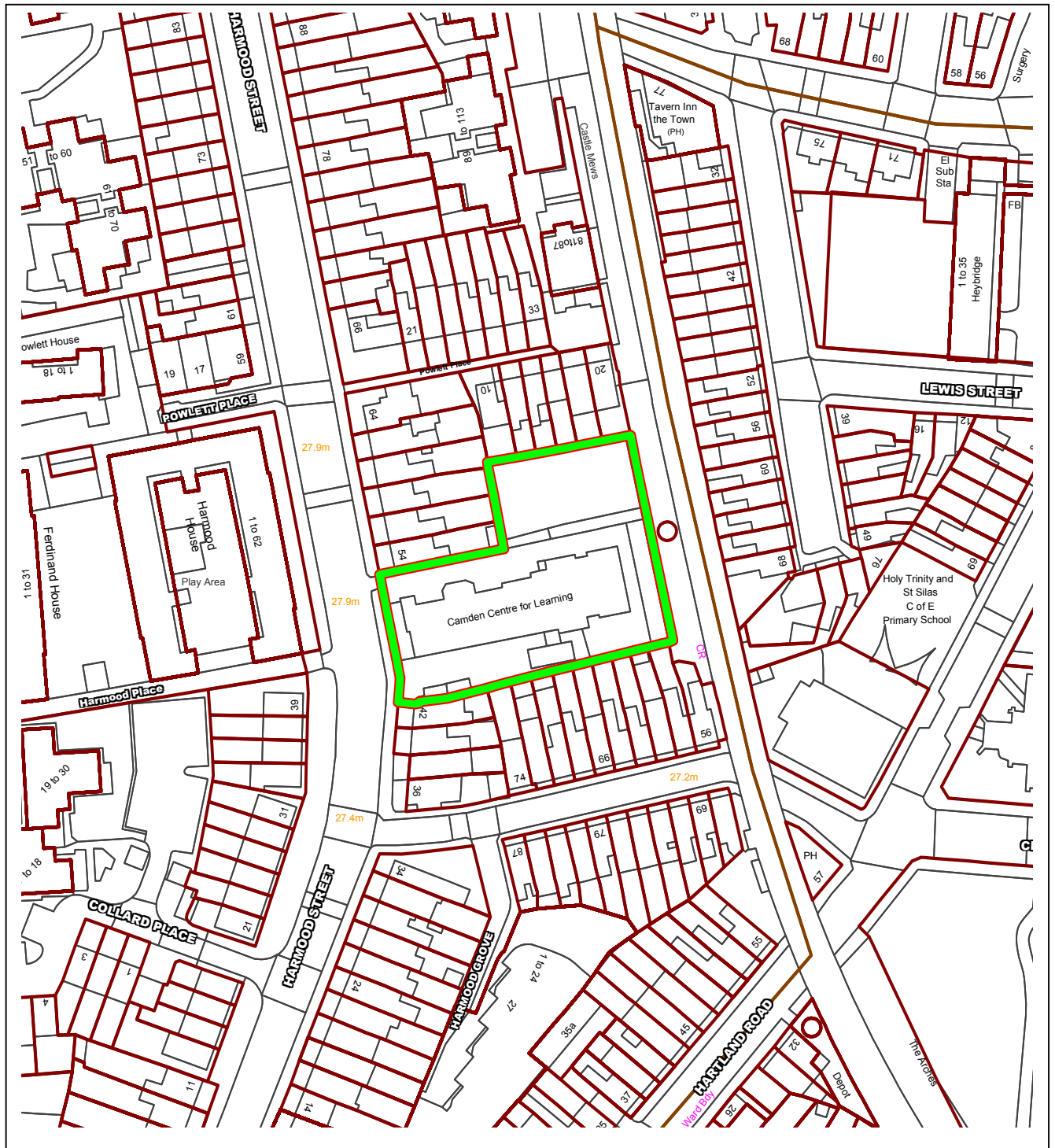


Camden Centre for Learning, Harmood Street, London, NW1 8DP

2015/6690/P



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Site Photos –

Photo 1: Front elevation of school



Photo 2: Existing side elevation



Photo 3: Flat roof of the school (location of MVHR Unit)



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	25/01/2016
		N/A / attached		Consultation Expiry Date:	25/01/2016
Officer			Application Number(s)		
Jonathan McClue			2015/6690/P		
Application Address			Drawing Numbers		
Camden Centre for Learning Harmood Street London NW1 8DP			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Installation of external mechanical ventilation and cooling units (2x air heat recovery units; 2x cooling condenser units and 2x extract flues) at Camden Centre for Learning (formerly Chalcot School)					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	22	No. of responses	04	No. of objections	03
			No. Electronic	01		
Summary of consultation responses:	<p>A site notice was displayed from 29/12/2015 and it was advertised in the local press on 06/01/2016.</p> <p>3 objections were received from occupiers at 54, 56 and 82 Harmood Street and a comment was received from 64 Clarence Way. The surrounding residents want to be re-assured that the noise, as per the noise report, is not going to impact on the use and enjoyment of their rear gardens and house interiors. Concerns were raised by one resident that the noise impact assessment study is based on the impact at a location on Harmood Street itself and as the rear gardens of the surrounding properties are closer to the source, the study should be carried out here. Due to the proximity of the units it is felt that any noise would have an impact.</p> <p><u>Officer Response:</u></p> <p>The above objections have been addressed within the main body of the report under section 3.0 Residential Amenity.</p>					
CAAC/Local groups* comments: *Please Specify	None consulted and no responses received.					

Site Description

The application site comprises of a one and two storey building and associated grounds for the Camden Centre for Learning (CCfL). CCfL is Camden's educational provision for secondary aged students whose primary need is their social, emotional or behavioural development. It caters for up to a 100 young people. A continuum of support is provided from short term re-engagement programmes to long term provision. The school was formerly known as Chalcot School.

The main building fronts Harmood Street to the west and is a two storey Victorian Structure with a pitched tiled roof and yellow brick finish. Latter additions include a two storey, red brick wing on the north elevation and a two storey extension to the rear (on the east elevation) which replicates the architectural form of the main building. The school has recently been renovated under 2012/6614/P to include a single storey extension to the main building on the south elevation, new gates and boundary treatment fronting Harmood Street and associated works. The building is surrounded by a tarmac playground and Multi Use Games Area (MUGA) to the north.

The character of the immediate area is predominantly residential, with a railway line defining the border to the east. Residential properties adjoin the property boundary to the north and south.

The host building is not listed, but is located within the Harmood Street Conservation Area. It is not identified as making a positive contribution to the character of the conservation area.

Relevant History

2012/6614/P- Planning permission was granted on 11/02/2013 for erection of a single storey extension to the main building on the south elevation, new gates and boundary treatment fronting Harmood Street, widening of the vehicular access, removal of grilles from windows and associated landscaping improvements to existing secondary school (Class D1).

PEX0100487 – Planning permission was granted on 18/09/2001 for the erection of one and two storey extensions to the existing school, alterations to the existing building consisting of the insertion of new windows, and realignment of part of the existing retaining wall.

P9602178R1 – Planning permission was granted on 20/09/1996 for the erection of a new classroom building, alterations to the front boundary wall, including the creation of a new means of access to the highway and the erection of a 3m high chain link fence in the school grounds.

Relevant policies

National Planning Policy Framework 2012

Paragraphs 12, 14, 17, 56-66, 72 and 126-141

Para 72 states:

The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- *give great weight to the need to create, expand or alter schools; and*
- *work with schools promoters to identify and resolve key planning issues before applications are submitted.*

London Plan March 2015, consolidated with alterations since 2011

Policies 3.18 (Education facilities), 7.4 (Local character), 7.5 (Public realm), 7.6 (Architecture) and 7.8

(Heritage assets and archaeology)

Local Development Framework 2010

Core Strategy

CS5 (Managing the impact of growth and development)

CS10 (Supporting community facilities and services)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP15 (Community and leisure uses)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and vibration)

Camden Planning Guidance (CPG)

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Harmood Street Conservation Area Statement (2005)

Assessment

1.0 Proposal

1.1 Planning permission is sought for the installation of external mechanical ventilation and cooling units. The proposed development includes 2x air heat recovery units, 2x cooling condenser units and 2x extract flues. The air recovery and cooling condenser units would be located on the flat roof of the main building near the existing similar equipment.

1.2 The application is supported by a 'Noise Impact Assessment' which has been undertaken by a qualified acoustic engineer (MRL Acoustics). Details of the proposed equipment, their performance and noise data and the manufacturer's specification are included.

2.0 Impact on the Character and Appearance of the Building and the Harmood Street Conservation Area

2.1 The proposed air heat recovery units and cooling condenser units would be located near the existing plant equipment on the flat roof of the main building. The development would be concealed behind the parapets of building and would be screened by the various pitched roof elements to the west and east. Due to their height, location, and scale, they would not be visible from within the public realm nor would they be visually prominent from within the site or the adjoining properties.

2.2 The extract flues would be located near existing flues and chimney stacks within the pitched elements of roof. It is considered that they would be in keeping with the existing elements on the roof and the building itself.

2.3 Overall, it is considered that the proposed development would have a negligible impact on the appearance of the building and that it would preserve the character and appearance of the Conservation Area.

3.0 Residential Amenity

3.1 The submitted 'Noise Impact Assessment' was undertaken using the criteria from BS 4142:1997: 'Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas'. It carried out background noise measurements at the nearest affected residential properties to the site in the early hours of the morning and used survey data and manufacturers' noise data for the external plant equipment to predict the specific noise impact on the closest residential properties. This was assessed against policy DP28 which requires rating noise to be lower than the quietest background noise by at least 5dB at any time or by 10dB if the plant demonstrates any discrete tonal characteristic. Where this is exceeded, mitigation methods are required.

3.2 The Noise Impact Assessment demonstrates that the Noise Rating Levels of the plant provide a positive indication of the specific sound sources having a very low impact. In conclusion, the assessment considered that no specific scheme of additional noise mitigation measures are required as the proposed items of building services plant would be within acceptable limits and should not result in a significant noise impact at any nearby dwellings.

3.3 The Council's Noise Officer assessed the acoustic details and found them to be acceptable subject to planning conditions. The noise limits predicted are well within the limits of DP28 even if measurements were taken from the neighbouring residential gardens as levels would not vary that greatly from the front of the properties. BS8233:2014 allows for external amenity areas to be taken into account so the Noise Officer suggested a planning condition requiring that the external noise level emitted from the plant equipment shall be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997, at the nearest and/or most affected noise

sensitive premises with all machinery operating together at maximum capacity.

4.0 Conclusion

4.1 Based on the above, it is considered that the proposed development would not result in any harm to the character and appearance of the host building or the Conservation Area whilst ensuring that the residential amenities of the nearby occupiers would not be significantly harmed.

5.0 Recommendation: Grant Conditional Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday the 8th of February 2016. For further information please click [here](#)

Mr Ian Hayton
Architype Ltd
The Morocco Store
1B Leathermarket Street
London SE1 3JA
United Kingdom

Application Ref: **2015/6690/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

26 January 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Camden Centre for Learning
Harmood Street
London NW1 8DP**

DECISION

Proposal: Installation of external mechanical ventilation and cooling units (2x air heat recovery units; 2x cooling condenser units and 2x extract flues) at Camden Centre for Learning (formerly Chalcot School)

Drawing Nos: CH-PL001, (7140 CH GA)153; 153-2; 650; 650-2, BREEAM POL 05 - Noise Impact Assessment (ref: MRL/100/954.1v1) dated November 2015, MSZ-HJ Inverter Heat Pump Wall Mounted System.

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).

Director of Culture & Environment



- 2 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans CH-PL001, (7140 CH GA)153; 153-2; 650; 650-2, BREEAM POL 05 - Noise Impact Assessment (ref: MRL/100/954.1v1) dated November 2015, MSZ-HJ Inverter Heat Pump Wall Mounted System.

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

- 4 The external noise level emitted from plant, machinery/equipment shall be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION