

Ms Claire Taggart
Hayhurst and Co
26 Fournier Street
London
E1 6QE

Application Ref: **2016/5497/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

12 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
Acland Burghley School
93 Burghley Road
London
NW5 1UJ

Proposal: Installation of extract fan within north-facing window at 1st floor level.

Drawing Nos: (196/-)A301, A400 rev 1; Plant noise impact assessment (ref. MO/EC15072-003 version 0) from EEC Ltd. dated 21/10/2016; Summary fan data sheet (leaflet ref. 671050) from Nuaire Ltd. dated 24/03/2015.

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 All new external and internal works and finishes and works of making good to the



retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 of the London Borough of Camden Local Development Framework Development Policies 2010.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (196/-)A301, A400 rev 1; Plant noise impact assessment (ref. MO/EC15072-003 version 0) from EEC Ltd. dated 21/10/2016; Summary fan data sheet (leaflet ref. 671050) from Nuair Ltd. dated 24/03/2015.

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy 2010 and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies 2010.

- 5 The use of the extract fan hereby permitted shall not be carried out outside the following times: 08:00 to 18:30 Monday to Friday. The extract fan shall not operate on Bank Holidays.

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 2010 and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies 2010.

Informative(s):

- 1 Reasons for granting permission:

The principal considerations material to the determination of this application are (1) the impact of the proposal on the grade II listed host building and any features of special architectural or historic interest; and (2) to any possible adverse impact on the amenity of occupiers of the development site and/or the surrounding premises.

The proposals seek to install an extract fan within one north-facing 1st floor window situated in front of the school sports pitch on Churchill Road to allow for sufficient ventilation of the school's science prep room. In order to achieve this, it is necessary to replace the upper glazed panel with a composite panel fitted within the existing window frame. The composite panel will be black in colour to reduce its prominence.

The building has had the majority of its windows replaced prior to being recently listed as grade II in March 2016, the list description referring to the windows as being 'early C21 replacements' but not specifically highlighting the windows as being of particular importance or of special architectural interest. The window that is the subject of this application is not widely visible given that it is positioned at 1st floor level and can mainly only be viewed over the school's boundary wall and through the central gates in Churchill Road. The window (and extract fan) will also be more than 60m away from the nearest residential buildings in Churchill Road.

Given that the frame size, design and proportions of the existing window will be unchanged except for the insertion of the composite panel and fan, and in view of the lack of visibility of the window from the public realm, it is considered that the overall way in which the building is read will not be substantially impacted upon and that the proposals would preserve the special architectural and historic interest of the listed building and wider area. As such, the proposals are in accordance with Council policies and guidelines and are considered to be acceptable.

The application is accompanied by a plant noise impact assessment (ref. MO/EC15072-003 version 0) which demonstrates that the proposals would comply with Camden's noise standards. As a safeguarding measure, any approval would include a condition to ensure that these noise standards are met. Furthermore, permission would be granted subject to the condition that the extract fan would only be used during normal daytime school hours so as to safeguard the amenities of the surrounding premises and the area generally.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies 2010, the London Plan 2016, and the National Planning Policy Framework 2012.

- 2 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).

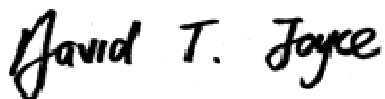
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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



David Joyce
Executive Director Supporting Communities