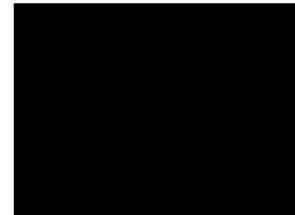


18 July 2018

VIA PLANNING PORTAL

Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ



Dear Sir/Madam,

APPLICATION FOR PLANNING PERMISSION FOR INSTALLATION OF PLANT AND ASSOCIATED WORKS

219 FINCHLEY ROAD, LONDON, NW3 6LP

PLANNING PORTAL REF. PP-07031594

On behalf of our client, Carebrook Ltd ("Carebrook"), Savills is instructed to submit an application for full planning permission for the installation of plant and associated works at roof level of 219 Finchley Road, London, NW3 6LP ("the site").

Accordingly, please find enclosed:

- Application form and Ownership Certificate;
- Site Location Plan;
- Various drawings:
 - TD18-PM93-S1.3 (Existing Roof Layout); and
 - TD18-PM93-S1.4 (Proposed Roof Layout).
- Manufacturer's Specification Sheets:
 - Mitsubishi Electric PUZ-ZM140YKA; and
 - Mitsubishi Electric PUZ-ZM71VHA.
- Photographs (x3);
- CIL Form; and
- Noise Impact Assessment (KR Associates, 9 July 2018).



Proposals

Carebrook Ltd is seeking to amalgamate Units 219, 219A, 219B and 219D Finchley Road into a single unit for occupation as a Pret A Manger ("Pret") sandwich shop. Applications for full planning permission for change of use, shopfront alterations and advertisement consent have already been submitted in this regard. In addition, planning permission is sought for the installation plant and associated works at roof level to facilitate its beneficial occupation. The works relate to the roof of the building where existing plant is already situated and will see the introduction of three additional condensor units alongside two existing units so that they comprise a single row.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



Planning Policy Context

The National Planning Policy Framework ("NPPF") (March 2012), provides general advice alongside the presumption in favour of sustainable development. Paragraph 19 notes that planning should act to encourage and not act as an impediment to sustainable growth. Paragraph 57 expresses the importance to plan positively for the achievement of high quality and inclusive design for all development and to establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live work and visit.

Under Section 70(2) of the Town and Country Planning Act 1990 (as amended) and Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant Development Plan consists of the London Plan (March 2016) and the Camden Local Plan (July 2017). Policy A1 (Managing the Impact of Development) of the Camden Local Plan (July 2017) identifies that the Council will seek to protect the quality of life of occupiers and neighbours and that development will be permitted unless unacceptable harm to amenity is caused.

Policy A4 (Noise and Vibration) states that the Council will not grant planning permission for development likely to generate unacceptable noise and vibration impacts. The policy continues to note that the Council will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. Moreover, Policy CC4 (Air Quality) indicates that the Council will take into account the impact of air quality when assessing development proposals.

Policy D1 (Design) promotes high quality design in development that respects local context, character and materials that complement the local character. The policy identifies multiple criteria to encourage such quality.

As the site falls within the South Hampstead Conservation Area, Policy D2 (Heritage) is also relevant. The policy notes that the Council will seek to preserve or enhance heritage assets, including conservation areas. It notes that the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. Relevant statements are discussed below.

Assessment

There are considered to be two key issues in the assessment of this application for planning permission – the acceptability of the proposals in respect of design and amenity. These key issues are assessed in turn below.

Design

The site is not listed, however it does fall within the South Hampstead Conservation Area. The Policies Map (June 2017) identifies that the site falls within the Finchley Road / Swiss Cottage Town Centre and is situated along a Primary Shopping Frontage.

The proposals relate to the installation of additional plant and associated works at roof level of the building. The plant will be installed alongside two existing condenser units that are already situated on the roof area to create a line of five units. The plant will be located in an area suitable to locate the plant for ready maintenance and limited visibility from the public realm and nearby listed buildings, with no bearing on the South Hampstead Conservation Area. The proposed plant and condensers will have no material impact upon the external appearance of the building or setting within the streetscene given that the plant will be located where there are no prominent views of it from street level or the public realm. The plant will not obscure any architectural or significant features of the building and therefore the proposals would not have any adverse effect on the



character or appearance of the building. Likewise, given the existing position, the additional plant will not materially affect the outlook or amenity of residential premises that overlook the roof area.

The proposed installation of external plant within the flat roof area is therefore considered to be entirely acceptable in design terms, satisfying Policies D2 and D2 of the Camden Local Plan and the thrust of high quality design encouraged by the NPPF.

Amenity

Carebrook Ltd is keen to ensure the installation of the additional plant and associated works to facilitate their beneficial occupation, whilst being mindful of the need to respect the amenity of occupiers within the surrounding area. The nearest noise sensitive premises is considered to be the first floor residential flats that are located above the ground floor units at Finchley Road.

The accompanying Noise Impact Assessment demonstrates very high background noise levels. As can be seen in the submitted photographs this is given the setting immediately above the railway line Finchley Road Station and the setting adjacent the busy Finchley Road. As a result, the Noise Impact Assessment concludes the proposals would be acceptable and would not materially affect the amenity experienced by the nearest noise sensitive premises. The Noise Impact Assessment also identifies that no mitigation measures are required.

The proposed location of the plant offers a suitable location in terms of practical maintenance, sited on the flat roof area where existing condenser units are situated. Siting the units at the location of the existing plant seeks to concentrate and consolidate plant in one location rather than dispersing this across the site. Given the existing presence of other external plant, as well as the existing railway line directly beneath the site, it is not considered that the proposed plant will result in any material difference to the amenity of occupiers of the site itself, or neighbouring occupiers given the location of the site and its surroundings in this location. The proposed plant is therefore considered to be in accordance with Policies A1, D1, A4 and CC4 of the Camden Local Plan as well as the objectives and direction of the NPPF.

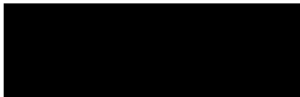
Summary

The proposals relate to the installation of plant and associated works to facilitate the beneficial occupation of a ground floor unit by Pret. The works are considered a positive measure enabling Pret's occupation and long-term occupation of a ground floor unit. The modest installation of additional plant within the existing flat roof area is considered acceptable in design terms, including preserving the amenity of neighbouring occupiers. The proposals are therefore considered to be in accordance with policies of the Camden Local Plan as well as the objectives and direction of the NPPF. It is therefore respectfully requested that planning permission be granted.

I look forward to receiving confirmation that the application has been registered in due course and I would welcome the opportunity to discuss the details of the application with the appointed Case Officer at the earliest opportunity.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,



Rhys Govier
Associate

Enc. As above