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FAO Mr Gideon Wittingham  
London Borough of Camden  
Regeneration and Planning  
5 Pancras Square  
London  
N1C 4AG

23 October 2018

NG/EC – 18/078  
BY EMAIL

Dear Gideon,

**THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
PARLIAMENT HILL SCHOOL AND WILLIAM ELLIS SCHOOL, HIGHGATE ROAD  
FULL PLANNING APPLICATION – AIR CONDITIONING UNIT LASWAP BUILDING**

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We write on behalf of our client, Farrans Construction, enclosing an application for full planning permission for the insertion of an AC Unit to the roof of the LaSWAP building as part of the Parliament Hill School and William Ellis School development works.

Planning permission is sought for:

*“Installation of plant unit to roof of LaSWAP building.”*

**a. Background**

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Planning permission (Ref: 2017/5395/P) was granted on 22 January 2018 for the redevelopment of the site including demolition of buildings along western and southern edge of the site and in between Parliament Hill and William Ellis School. Subsequently, planning conditions applications have been submitted for the approval of details of the relevant planning conditions attached to the planning permission.

As such, the client has implemented the permission and begun works on site. During the build-out, the client has sought to make a number of changes, in particular the installation of an Air Conditioning unit to the roof of the building known as the LaSWAP sixth form. It is in this context that this planning application has been submitted.

**b. The Proposal**

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This application seeks the installation of a single Air Conditioning unit to the roof level of the LaSWAP building.

The proposed plant unit is a single unit which would measure 850mm in height. It would be located between the rooflights of the LaSWAP building. The rooflights are approximately 1m in height and run parallel to Highgate Road.

The proposed AC unit would be located between the pair of roof lights furthest from Highgate Road and nearest to the existing Morant Building. As such, the plant unit would be visually shielded by the roof lights and not visible from outside of the school boundary, therefore not causing any harm to the character and appearance of the conservation area. The plant unit, set back between the roof lights,

would also not be visible from ground floor level. (Please refer to accompanying drawings for demonstration).

### **c. Compliance with Planning Policy**

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Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The statutory Development Plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act (2004) is the Consolidated London Plan (2016) and the Camden Local Plan (2017).

#### **Camden Local Plan (2017)**

Policy D1 (Design), outlines Camden's expectation that any proposed development is of the highest standards of architecture and design. The proposed installation of the plant unit would result in no detrimental impacts to the surrounding area. The unit would not be visible from ground floor level nor from any viewpoints outside of the school boundary.

Policy A4 (Noise and Vibration), describes the parameters in which noise and vibration of proposed developments are controlled. A noise impact assessment has been carried out in support of this application which concludes to say that the proposed plant installation would meet the set criterion with regard noise sensitivities, without the need for mitigation. The plant location is approximately 45m from the nearest or most sensitive noise receptor; a residential window along Highgate Road.

### **d. The Application Package**

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This application has been submitted via the Planning Portal (ref: PP- 07361291) and comprises the following:

- Cover letter, prepared by Icen Projects Ltd;
- Application forms and certificates, prepared by Icen Projects Ltd;
- Existing drawings, prepared by GSS Architects;
- Proposed drawings, prepared by GSS Architects; and
- Noise Impact Assessment, prepared by Clements Acoustics.

The requisite planning fee of £462.00 was paid on submission of the application on the Planning Portal.

We trust the information provided is sufficient to enable the Council to validate and determine this application. Please contact Nick Grant on 020 3640 1030 or ([ngrant@iceniprojects.com](mailto:ngrant@iceniprojects.com)) or Emma Conwell on 020 3435 4207 or ([econwell@iceniprojects.com](mailto:econwell@iceniprojects.com)) in the first instance should you have any questions.

Yours faithfully,



**ICENI PROJECTS LTD**

Cc. Nigel Corrigan (Farrans Construction)  
Enc. As listed above