

Application ref: 2018/3378/P
Contact: Ben Farrant
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Date: 15 November 2018

Development Management
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Atkins Ltd
Atkins
Euston Tower
286 Euston Road
London
NW1 3AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
Rhyl Primary School
7-31 Rhyl Street
London
NW5 3HB

Proposal:

Replacement of an existing external air conditioning condensing unit on west elevation. Drawing Nos: RPS-ATK-XX-XX-DR-M-3000, RPS-ATK-XX-00-DR-A-1000, RPS-ATK-XX-M1-DR-A-1457, RPS-ATK-XX-ZZ-DR-A-1505, RPS-ATK-XX-01-DR-A-1455, RPS-ATK-XX-M1-DR-A-1456, RPS-ATK-XX-01-DR-A-1405, RPS-ATK-XX-M1-DR-A-1406, RPS-ATK-XX-M1-DR-A-1407, RPS-ATK-XX-01-DR-A-1025, RPS-ATK-XX-M1-DR-A-1026, RPS-ATK-XX-01-DR-A-1015, RPS-ATK-XX-M1-DR-A-1016, RPS-ATK-XX-00-DR-A-1002, Design and Access Statement Vol.1 Ref. RPS-ATK-XX-XX-RP-A-1003 by Atkins dated July 2018, Design and Access Statement Vol.2 Ref. RPS-ATK-XX-XX-RP-A-1003 by Atkins dated July 2018, & Plant Noise Impact Assessment Rev. 1.0 by Atkins dated 11/07/2018

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 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: RPS-ATK-XX-XX-DR-M-3000, RPS-ATK-XX-00-DR-A-1000, RPS-ATK-XX-M1-DR-A-1457, RPS-ATK-XX-ZZ-DR-A-1505, RPS-ATK-XX-01-DR-A-1455, RPS-ATK-XX-M1-DR-A-1456, RPS-ATK-XX-01-DR-A-1405, RPS-ATK-XX-M1-DR-A-1406, RPS-ATK-XX-M1-DR-A-1407, RPS-ATK-XX-01-DR-A-1025, RPS-ATK-XX-M1-DR-A-1026, RPS-ATK-XX-01-DR-A-1015, RPS-ATK-XX-M1-DR-A-1016, RPS-ATK-XX-00-DR-A-1002, Design and Access Statement Vol.1 Ref. RPS-ATK-XX-XX-RP-A-1003 by Atkins dated July 2018, Design and Access Statement Vol.2 Ref. RPS-ATK-XX-XX-RP-A-1003 by Atkins dated July 2018, & Plant Noise Impact Assessment Rev. 1.0 by Atkins dated 11/07/2018.

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

- 4 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB or more below the lowest background sound level at the nearest residential receptor at any time. The proposed plant shall be installed and constructed to ensure compliance with the above requirements and Plant Noise Impact Assessment Rev. 1.0 by Atkins dated 11/07/2018.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

Rhyl Primary School occupies a part 3, part 4 storey Grade II Listed Victorian Building with roof additions. This substantial building is built from yellow brick, with red brick dressings, with two projecting bays at either end complete with Ionic pilasters and a stone pediment, with what appear to be largely original sash windows. The building is set within the West Kentish Town Conservation Area.

An external A/C unit is proposed at the ground level west elevation, using the same brackets as the existing A/C unit which is being replaced.

The school has experienced problems with overheating and temperature regulation, resulting in an adverse impact for staff and students. The proposed

alteration would help alleviate the overheating issues.

The external works relating to A/C are located in an area of lesser significance and the routing of ductwork would not damage the building envelope or any other historic fabric. The works are therefore considered to have a neutral impact on the character, appearance and historic interest of the Grade II Listed Building and surrounding West Kentish Town Conservation Area.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 66 & 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed alterations would not impact adversely on the amenities of surrounding occupiers, and an appropriate noise impact assessment has been submitted alongside the application. The Council's Environmental Health Officer has made no objection to the proposed scheme based on the noise impact assessment, subject to appropriate conditions.

No comments have been received following the public consultation on this scheme. The planning history of the application site was considered prior to this determination.

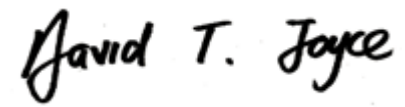
Given the above assessment, the proposed development is in general accordance with policies A1, A4, D1 & D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning