

Application ref: 2018/2521/P
Contact: Emily Whittredge
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Date: 6 November 2018

Development Management
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Broadway Malyan
10 High Street
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Theale
RG7 5AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

South Hampstead High School
1-3 Maresfield Gardens
London
NW3 5SS

Proposal:

Erection of plant equipment, plant screen & associated ductwork to Waterlow Hall main roof and lower roof including the reinstatement of existing photo-voltaic panels above new ductwork runs & relocation of existing photo-voltaic panels to Maresfield building roof.

Drawing Nos: A-03-PL-001 Rev P1, A-03-PL-101 Rev P1, A-02-PL-001 Rev P1, A-03-PL-002 Rev P1, A-03-PL-102 Rev P1, A-05-PL-101 Rev P1, A-05-PL-001 Rev P1, Planning Statement, Design and Access Statement, Plant Noise Criteria.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: A-03-PL-001 Rev P1, A-03-PL-101 Rev P1, A-02-PL-001 Rev P1, A-03-PL-002 Rev P1, A-03-PL-102 Rev P1, A-05-PL-101 Rev P1, A-05-PL-001 Rev P1.

Reason:

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

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

- 4 The total noise from fixed plant associated with the application site, when at a point 1m external to sensitive facades shall be at least 10 dB(A) less than the existing background measurement (LA90), expressed in dB(A), when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that is distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive façade shall be at least 15 dB(A) below background noise level

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 201

- 5 Prior to first use of the equipment, the fixed M&E plant shall be provided with acoustic isolation and shown on plans approved in writing by the Local Planning Authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration through the building or in neighbouring premises.

Informative(s):

- 1 The proposed fixed plant would be located on the flat roof of the host building and would be set back from the edge of the front elevation by 8 metres. The plant would be sited within an enclosure 4m tall, 5.3m wide and 9.2m long, sited perpendicular to the road and would have limited visibility from the public realm, ensuring no harm is caused to the character of the surrounding conservation area. The enclosure would be 1m higher than the adjacent glazed structure, and would match the appearance of the existing building. As such, the size, scale and location of the plant enclosure, would ensure no harm is caused to the design and proportions of the host building.

The relocation of the existing photovoltaic panels to an adjoining roof would not

have an adverse impact on the appearance of the building or the surrounding conservation area. The installation of ductwork at roof level, due to its location, would not be visible from the surrounding area and would not cause harm to the appearance of the area.

The size, scale and location of the proposed installation would not cause harm to the amenity of neighbouring residents in terms of loss of light, outlook or privacy. The Council's Noise Officer has reviewed the submitted acoustic report and has confirmed that, provided that conditions on noise levels and acoustic isolation are imposed, the proposal would comply with Camden's Plant Noise Criterion.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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:

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

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning