

Application ref: 2018/5556/P
Contact: Gideon Whittingham
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Date: 4 February 2019

Development Management
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Iceni Projects
Flitcroft House 114-116 Charing Cross Road London
WC2H 0JR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Parliament Hill School & La Swap Sixth Form
Highgate Road
London
NW5 1RN**

Proposal: Installation of an Air Conditioning unit to roof level of La Swap building

Drawing Nos: [(SK)9000 Rev J; (SK)003 Rev C; (SK)011 Rev C and Noise Impact Assessment (Report 10883-NIA-03 Rev A), Prepared on 16 October 2018 by Clement Acoustics Ltd].

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: [(SK)9000 Rev J; (SK)003 Rev C; (SK)011 Rev C and Noise Impact Assessment (Report 10883-NIA-03 Rev A), Prepared on 16

October 2018 by Clement Acoustics Ltd].

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

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

Set atop the newly constructed LaSWAP single storey building, the plant is to be located along the rear portion of the main roof and therefore set away from Highgate Road.

The development would be largely screened from public view, due to the form of the roof and would not detract from the detailed design and character of the LASWAP building. The development would be visible from upper floor levels, these long private views would not be harmed as the plant would be screened by the form of the roof which would obscure much of the plant.

Within this context, the plant would be sited sensitively and not create any visual clutter. The proposal would therefore preserve the character and appearance of the host property, streetscene or the Dartmouth Park Conservation Area and Hampstead and Highgate Ridge Area of Special Character.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

A revised noise survey has been submitted in support of the application. The Council's Environmental Health Officer has reviewed the information and considers it to be acceptable, subject to the noise compliance being secured by planning condition. The development would therefore not result in a harmful impact on the amenity of neighbouring properties in terms of noise.

The development due to its scale, siting and design is not considered to cause harm to the amenity of the neighbouring properties in terms of loss of light, privacy or overlooking.

No comments were received during the consultation period. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, D1, D2, A1 and A4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

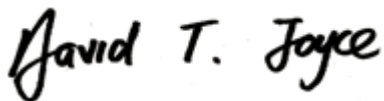
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning