

Mr Tom Lynch
AK Design Partnership LLP
111-113 Victoria Road
Romford
Essex
RM1 2LX

Application Ref: **2013/1899/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

11 June 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Councils Own Permission Under Regulation 3 Granted

Address:
Bacton Tower
Haverstock Road
London
NW5 4PU

Proposal:
Replacement of existing uPVC and timber windows with aluminium windows at all levels, refurbishment of external façade to include the installation of external wall insulation and installation of green roof to residential flats (Class C3).

Drawing Nos: Site location plan; 3307.100; 3307.101; 3307.110; 3307.111; XFJ1-2/3/7; XFB1-2/3/7/9; XFJ2-2/3/6; XFG4-2/3/6; XFL1-2/3; Planning statement by AK Design Partnership dated March 2013; Design and access statement by AK Design Partnership dated March 2013; Energy Statement by AK Design Partnership dated March 2013; Green roof maintenance procedure by Bauder dated (Ref: Rev 6) dated 04.10.2011; Green roof details (vegetation for extensive & biodiverse green roofs) by Bauder (Ref: Edition one) dated February 2012



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 policy CS14 (promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:- 3307.100; 3307.101(showing proposed elevations) 3307.101(showing render and window details); 3307.110; XFJ1-2/3/7; XFB1-2/3/7/9; XFJ2-2/3/6; XFG4-2/3/6; XFL1-2/3; Planning statement by AK Design Partnership dated March 2013; Design and access statement by AK Design Partnership dated March 2013; Energy Statement by AK Design Partnership dated March 2013; Green roof maintenance procedure by Bauder dated (Ref: Rev 6) dated 04.10.2011; Green roof details (vegetation for extensive & biodiverse green roofs) by Bauder (Ref: Edition one) dated February 2012

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

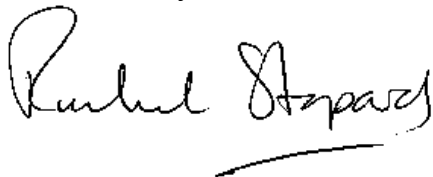
3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth); CS5 (Managing the impact of growth and development); CS13 (Tackling climate change through promoting higher environmental standards); CS14 (promoting high quality places and conserving our heritage); CS15 (Open space and biodiversity); CS17 (Making Camden a safer place) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP22 (Promoting sustainable design and construction); DP24 (Securing high quality design); DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.