

Mr Jason Redfern
NIFES Consulting Group
Corby Training Centre
Bangrave Road South
Corby
Northants
NN17 1NN

Application Ref: **2011/6216/P**
Please ask for: **Lauren McMahon**
Telephone: 020 7974 **6807**

21 May 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Councils Own Permission Under Regulation 3 Granted

Address:

**1-12 Chester House
Chester Road
55 and 57 Chester Road
74, 76, 89, 118, 120, 122, 124, 126 and 128 Croftdown Road
51 St Albans Road
LONDON
NW5 1HB**

Proposal:

Installation of flue terminals to the facades of the residential blocks in association with provision of boiler units to each residential flat (Class C3).

Drawing Nos: Site location plan, supplied by Streetwise maps Ltd; 12121/P/001: - 002 Rev A: - 003: - 004: - 005: - 006: - 007: - 008: - 009: - 010 and - 011; Design and Access Statement by NIFES Consulting Group dated December 2011 ref 12121-DAS; Boiler specifications: 'EcoTEC range' and 'Instructions for installation and servicing ecoTEC' documents both prepared by Vaillant.

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 12121/P/001: - 002 Rev A: - 003: - 004: - 005: - 006: - 007: - 008: - 009: - 010 and - 011; and Design and Access Statement by NIFES Consulting Group dated December 2011 ref 12121-DAS

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

- 3 The colour of the proposed flue terminals shall match as closely as possible the background of the building to which it is attached.

Reason: In order to minimise the impact on the appearance of the building and local environment in accordance with the requirements of policy CS14 (High quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (High quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

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 2363).
- 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) and CS14 (Promoting high quality places and conserving our heritage) 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), DP25 (Conserving Camden's heritage) and 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 officers report.

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