

Mr Tom Vernon
QUOD Limited
17 Broadwick Street
Ingeni Building
London
W1F 0AX

Application Ref: **2014/5511/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

24 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Station House
9 Swiss Terrace
London
NW6 4RR

Proposal:
Replacement of plant enclosure to roof level, replacement of all window and door frames and installation of 6 x windows to north elevation and 5 x windows to east elevation.

Drawing Nos: Site location plan; A2479-104 P4; A2479-251 P1; 17304-P01 A; A2479-101 P4; A2479-250 P1; A2479-252 P5; A2479-105 P5; 17304-P03; 17304-P02; Materials Statement: External alterations by Assael dated 26th August 2014

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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 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: Site location plan; A2479-104 P4; A2479-251 P1; 17304-P01 A; A2479-101 P4; A2479-250 P1; A2479-252 P5; A2479-105 P5; 17304-P03; 17304-P02; Materials Statement: External alterations by Assael dated 26th August 2014

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 Reason for granting permission:

The proposed replacement of the south and north elevation windows is considered to be acceptable. The new windows would be powder coated aluminium and the style and material choice is considered to be acceptable for the host building. The six new windows on the south elevation would match the proportions and style of the proposed replacement windows and are considered to be acceptable. The new

zinc cladding to the rooftop plant room and white render on the main façade are considered to be acceptable and would enhance the appearance of the building.

The formation of six new openings in the side elevation would not exacerbate the current level of overlooking into 137 Finchley Road from the host building and the proposal is not considered to be harmful to residential amenity in terms of outlook and impact on sunlight and daylight.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment