

Mr. Andrew Kilford
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13 The Leathermarket
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SE1 3ER

Application Ref: **2014/6789/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

2 March 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**1-48 Greenwood Estate
Osenev Crescent
London
NW5 2BE**

Proposal:
Installation of an external wall insulation system.
Drawing Nos: RW057(99)105; RW057(99)106; RW057(99)103; RW057(99)102B;
RW057(99)102A; RW057(99)101; 1325/G148/10 Rev A; 1325/G148/09; 1325/G148/08;
1325/G148/07; 1325/G148/06; 1325/G148/05; 1325/G148/04; 1325/G148/03;
1325/G148/02; 1325/G148/01; 1325/G148/OS all dated October 2014; Rockwool REDArt
Silicone Render colour ref C02 grain size 1.5mm and Southwark Multi Stock Brick slips.

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

RW057(99)105; RW057(99)106; RW057(99)103; RW057(99)102B; RW057(99)102A; RW057(99)101; 1325/G148/10 Rev A; 1325/G148/09; 1325/G148/08; 1325/G148/07; 1325/G148/06; 1325/G148/05; 1325/G148/04; 1325/G148/03; 1325/G148/02; 1325/G148/01; 1325/G148/OS all dated October 2014; Rockwool REDArt Silicone Render colour ref C02 grain size 1.5mm and Southwark Multi Stock Brick slips.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed external wall insulation will not give rise to any amenity issues such as the loss of natural light, loss of outlook, overlooking or loss of privacy. The façades visible within the streetscape will be clad in brick slips to match existing to ensure visual continuity with surrounding buildings.

Whilst the development will have some impact in terms of the loss of the original brick façade, the installation of the proposed cladding and rendering would improve the overall thermal performance of the building and would help reduce carbon emissions in line with the sustainability emphasis of the LDF. On balance, it is therefore considered acceptable.

210 people owners/occupiers were consulted and a site notice was displayed. One comment was received in relation to the proposed colour of the render and the brick work. The concern has been overcome by requiring the samples at application stage. 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, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP24 and DP26 of the London

Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.1, 5.2, 5.3, 5.4, 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 - 66 and 95 of the National Planning Policy Framework.

- 2 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).
- 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 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.

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



Ed Watson
Director of Culture & Environment