

Mr Stephen Kirby
Bourne Wood Partnership Limited
Salisbury Hall
London Colney
St.Albans
Hertfordshire
AL2 1BU

Application Ref: **2014/7454/P**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

3 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Unit 4
Euston Tower
286 Euston Road
London
NW1 3DP**

Proposal:

Installation of a fire exit door on the ground floor northern side elevation of the existing retail unit (A1 use) (retrospective)

Drawing Nos: 1710PD01, 1710PD02, PROPOSAL/10.11.2014 produced by SRL Limited

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 shall be carried out in accordance with the following approved plans 1710PD01, 1710PD02, PROPOSAL/10.11.2014 produced by SRL Limited

Reason:

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



Informative(s):

1 Reasons for granting permission.

The new fire exit door to the ground floor northern side elevation of the existing retail unit measures 1.75m in width by 2.2m in height and has been constructed from solid aluminium powder coated panels in grey colour. It is considered that the design and material of the new fire exit door would match the colour and finish of the existing façade. It therefore respects the character and appearance of the host building and the surrounding area.

Given the nature and scale of the alterations, it is considered that the development would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, sense of enclosure or privacy.

The planning history of the site has been taken into account when coming to this decision. No objections were received regarding the external alterations prior to making this decision.

As such, the development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 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 Noise and Licensing Enforcement Team, 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

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

Ed Watson
Director of Culture & Environment