

Mr Tomi Adebayo
Tomi Adebayo C.Eng MICE MCABE
Kemp House
152-160 City Road
London
EC1V 2NX

Application Ref: **2015/2994/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

24 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
310 Kilburn High Road
London
Camden
NW6 2DG

Proposal:
Installation of external wall insulation to the front wall at first and second floor level and
installation of external wall insulation to the rear wall (Revised)
Drawing Nos: PB-15/310KILB/01A, PB-15/310KILB/02

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: PB-15/310KILB/01A, PB-15/310KILB/02.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed development is to externally render the front and rear walls of the first and second floors of the host building. The proposed render would match the colour of the existing walls. The application building is not a listed building or in a conservation area.

The existing front first floor and second floor façades are painted white and the existing paintwork is in poor state of repair. From public vantage points, there would be no loss of visible brickwork to the front of the building as a result of externally rendering the first and second floors. The rear of the dwelling would not be prominent in views from public vantage points and the proposed render to the rear of the building is similar in colour and texture of the existing brickwork. Given the existing state of repair and the lack of prominence of the existing brickwork, it is considered that the proposed rendered finish would be acceptable. It is considered that the proposed development would harm the character and appearance of the host building or the surrounding area.

Given the nature of the proposed development, it is not considered that the proposed alterations would not have a detrimental impact on neighbouring amenities.

No letters of representation have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 and 7.6 of The London Plan March 2015, consolidated

with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 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