

County Contractors
46 Mill Road
Nottingham
NG16 3PS

Application Ref: **2015/3574/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

3 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
60 Kilburn High Road
London
NW6 4HJ

Proposal:
Demolition & reconstruction of the lower ground, ground, first & second floor elevation.
Drawing Nos: Cover letter, Drg 110 (Rev B), Drg 125 (Rev B), Drg 128, Drg 104, Drg 103,
Drg 102, Drg 129 & Drg 101

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 Drg 110 (Rev B), Drg 125 (Rev B), Drg 104 & Drg 103

Reason:

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

- 4 Prior to development, a Construction Management Statement setting out measures for ensuring highway safety and management of service vehicles, deliveries and waste disposal throughout the construction period shall be submitted to and approved by the local planning authority. The measures contained in the Construction Management Statement shall at all times remain implemented throughout the duration of the proposed works.

Reason: In order to protect amenities of the area in accordance with policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting permission

The proposed demolition and re-construction of the rear section of the building including a new layout on the lower ground; ground, first and second floors would be acceptable and accord with Camden planning policy. The mass of the building would remain largely as existing, only the third storey would be reduced in scale from approximately 26sqm to 15sqm post re-construction. The rear fenestration would be altered providing four small windows opposed to the existing seven rear facing windows.

The proposed reconstructed would be built with brick reflecting the existing and neighbouring buildings maintaining the character of the location. The proposed re-construction would modernise the internal layout providing a platform lift and disabled refuge location. The internal layout changes are not planning concerns however their inclusion within the development is welcome.

The lack of any increase in mass and bulk post reconstruction would not change the existing amenity conditions to neighbouring properties or the residential flats on the opposition side of Kilburn Place. The reduced mass of the third storey section would improve the daylight received by the residential building located to the rear.

Four neighbouring properties have been consulted and no objections have been received at the time of determination. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord 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 2015; 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 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