

Mr Phillip Clark
3rd Floor Sterling House
Langston Road
Loughton
IG10 3TS

Application Ref: **2015/3845/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

18 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Parkview House
1-13 Miller Street
London
NW1 7DN

Proposal:

Erection of minor extensions and external alterations on all elevations and internal alterations at fourth floor level to flat nos. 1, 6, 7 and 12.

Drawing Nos: 803 PD-GA 03 Rev P1, 803 PDF-GA 02 Rev P6, 803 PD-GA 01 Rev P1, 803 PD-GA 00 Rev P2, 363 13, 363 12, 363 11, 363 10, 363 04, 363 03, 363 02, 363 01, Design and Access Statement, location Plan.

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 policies DP24 and DP25 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- 803 PD-GA 03 Rev P1, 803 PDF-GA 02 Rev P6, 803 PD-GA 01 Rev P1, 803 PD-GA 00 Rev P2, 363 04, 363 03, 363 02, 363 01, Design and Access Statement, location Plan.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extensions to increase the residential floorspace of all 4th floor flats and the associated elevational alterations, as a result of using redundant stairwells and lifts shafts, are considered to be very minor. It is considered that the proposed development would not result in a detrimental impact on neighbouring amenities and would not be out of keeping with the host dwelling, the surrounding area, or the Camden Town Conservation Area.

Two new internal staircases are created to replace the access and exit routes being lost by the residential conversion on lower floor so that access to the 4th floor flats will not be prejudiced. The proposed alterations and extensions would not create any loss of light, outlook or privacy to flats within the block or adjoining neighbours. The extensions along the perimeter would create a unified appearance to the rooftop and the new windows would match the symmetry and design of the existing building and respect the pattern of windows at lower levels. Overall, the proposed alterations and extensions would not harm the host building, streetscene and Camden Town Conservation Area.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25 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 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