

Phil Clark
GHL
3rd Floor Sterling House
Langston Road
Loughton
ig10 3ts

Application Ref: **2015/2929/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

28 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Carlow House
Carlow Street
London
Camden
NW1 7LH

Proposal:
Replacement of existing windows and ground-floor entrance doors and installation of enlarged entrance canopy.
Drawing Nos: (803 PD EE) 01 PL1; 02 PL1; (803 PD GE) 01 PL2; 02 PL1; 10 PL1

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 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 EE) 01 PL1; 02 PL1
(803 PD GE) 01 PL2; 02 PL1; 10 PL1

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

Informative(s):

- 1 Reasons for granting permission.

A previous planning permission that was granted on 09/01/2015 (ref: 2014/6811/P) saw the majority of windows and doors on the building replaced. This application would see additional windows replaced and an extended canopy installed on the south elevation entrance.

The existing non-original powder coated windows on both the north and south elevation stairwells (at the side of the façade) would be replaced with darker powder coated windows of a similar design, but compliant with modern building regulations. The existing entrance canopy on the south elevation would be replaced with a slightly wider canopy.

The proposal conserves the character and appearance of the conservation area and will not be harmful to the adjoining neighbours' amenity in terms of outlook or privacy. The windows would be similar in appearance and of a high quality material whilst the canopy would be within a setback on the south façade and the wider canopy is considered to better compliment the building.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received prior to making 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 Planning (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 2015; 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