

Craig Slack
Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QL

Application Ref: **2015/3734/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

1 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Imperial Works
Perren Street
NW5 3ED

Proposal:
External alterations to building including replacement windows, removal of chimney stack and louvered ventilation openings to plant room.

Drawing Nos: 799_001_P1; 799_100_P1; 799_101_P1; 799_102_P1; 799_103_P1;
799_104_P1; 799_105_P1; 799_106_P1; 799_107_P1; 799_110_P1; 799_111_P1;
799_120_P1; 799_121_P1; 799_122_P1; 799_507_P1; 799_200_P1; 799_201_P1;
799_202_P1; 799_203_P1; 799_204_P1; 799_205_P1; 799_206_P1; 799_207_P1;
799_210_P1; 799_211_P1; 799_220_P2; 799_221_P1; 799_222_P1; Z/IULDH/1000 Rev
A.

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

799_001_P1; 799_100_P1; 799_101_P1; 799_102_P1; 799_103_P1;
799_104_P1; 799_105_P1; 799_106_P1; 799_107_P1; 799_110_P1;
799_111_P1; 799_120_P1; 799_121_P1; 799_122_P1; 799_507_P1;
799_200_P1; 799_201_P1; 799_202_P1; 799_203_P1; 799_204_P1;
799_205_P1; 799_206_P1; 799_207_P1; 799_210_P1; 799_211_P1; 799_220
P2; 799_221_P1; 799_222_P1; Z/IULDH/1000 Rev A.

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

- 4 Prior to use of the installation, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant equipment and any mitigation measures as stated in report ref: 71800/3/2/5, dated 19th August 2015. The measures shall ensure that the external noise level emitted from plant equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the plant operating at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The existing windows are single glazed timber windows. The upper levels are 6 by 6 panes with the upper ground floor windows broken into smaller panes, and lower ground floor level split into larger panes. The proposed windows will be double

glazed metal windows with a centre pivot opening mechanism. The glazing bars would be slightly thicker than the existing and have an alternative opening mechanism however changes would result in all the windows on the building having an overall consistency of style and this is welcomed. The industrial style windows are in keeping with the majority of buildings within the surrounding Kentish town.

The windows are a replacement of existing of a similar size and glazing pattern and therefore would not significantly harm the amenity of the adjoining residential occupiers in terms of loss of light or sense of enclosure.

The removal of the chimney breast is acceptable in this instance given the previous planning approval for an extension at roof level, which will cover the majority of the chimney breast once implemented. Furthermore, the removal will have a minimal impact on the visual appearance and massing of the building.

The proposed louvres will be placed within the existing window openings and are common feature on a building of this style.

The Council's Noise Officer assessed the acoustic survey report and found them to be acceptable subject to planning conditions. The proposed air conditioning units are discretely located within the existing tower. An external noise survey has been undertaken to establish the prevailing ambient and background noise levels. A condition will be added requiring the external noise levels emitted from the plant equipment to be lower than the lowest existing background level by at least 10dBA as assessed. These details will be approved in writing by the Council and implemented prior to occupation. This will ensure the amenity of occupiers in the surrounding sites are not adversely affected by noise from the equipment.

One objection was received and duly taken into account prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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, DP26 and DP28 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