

Mr James Sloan
James Sloan Design
81 Wayman Court
London
E8 3NL

Application Ref: **2015/3881/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

1 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
69 Warren Street
London
W1T 5PA

Proposal:
Extension of existing boiler extract flue from below pavement level to above gutter level of entrance portico at ground floor level.

Drawing Nos: Site location plan (15-018-)001, 002, 003, 004 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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) 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: Site location plan (15-018-)001, 002, 003, 004 Rev A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposals seek to extend an existing boiler extract flue from below pavement level where it currently discharges to above the gutter line to the left-hand side of an entrance portico at ground floor level. The proposals are necessary to meet current gas regulations as the proposed location would allow any discharge from the flue to be dispersed more efficiently and effectively given the improved air-flow possible when positioned at ground floor level.

The proposed extended flue and ducting would be 300mm square and made of galvanised metal, and as such, would be similar to the existing flue and ducting in terms of design, materials and size. The ducting and all fixings will be coated in a heat resistant paint finish (matt black) to match the existing structural metalwork and entrance portico at the front, and are considered to be in keeping with the contemporary style of the host building. The discharge from the flue may lead to some steam rising to the first floor office windows above during the colder months, but this is not considered to be harmful nor lead to a worsening of air quality. Indeed any discharge would have a greater opportunity to be dispersed more quickly at ground floor level than from the current position of the flue within a lightwell at basement level. The proposals do not involve any alterations to existing plant and machinery, and therefore, there would not be any change in noise levels experienced at the property. As such, and along with the design, materials, size and colour of the proposed extract flue and ducting, it is considered that the proposals would not harm the character and appearance of the building and the wider surrounding area, and would therefore be acceptable.

There are no amenity concerns as a result of this proposal in terms of increased noise or harmful fumes/odours.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design), DP26 (Managing the impact of development on occupiers and neighbours), and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies, policy 7.4 and 7.6 of the London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, and 56 -67 of the National Planning Policy Framework.

- 2 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.
- 3 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).

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