

Mr. Jason Redfern
NIFES Consulting Group
6 Brooklands Place
Brooklands Road
Sale
Cheshire
M33 3SD

Application Ref: **2015/5492/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

2 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**Boiler House,
New Calthorpe Estate
Cubitt Street
London**

Proposal:

Removal of 2 x flues from the roof of the communal boiler house, replacement of 2 x 9m high freestanding flues with 2 x 9m high freestanding flues and installation of new acoustic louvres on all elevations of the boiler house.

Drawing Nos: 12331/P/001, 12331/P/002, 12331/P/003 Revision R2.0, 12331/P/004 Revision R2.0, Acoustic louvre - profile, Acoustic louvre specification.

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: 12331/P/001, 12331/P/002, 12331/P/003 Revision R2.0, 12331/P/004 Revision R2.0, Acoustic louvre - profile, Acoustic louvre specification.

Reason:

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

- 4 The acoustic louvres must be installed in accordance with the approved plans, and permanently maintained as such thereafter.

Reason: In order to preserve the amenity of surrounding residents in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the removal of four existing boiler flues and installation of two new freestanding flues. The new flues would measure the same height as the existing 9m high flues but would be narrower in diameter. The overall bulk would therefore be reduced. Following removal of the boiler flues on the roof of the boiler house, its roof would be made good using matching materials to the existing. The external appearance of the boiler house would not be significantly altered and would in fact appear less cluttered following the removal of two of the flues. The works would not be considered harmful to the character and appearance of the host building or surrounding area.

As the proposal results in the net loss of flues, it is likely that any noise generated from the replacement flues would be reduced. Furthermore, the proposal includes the replacement of the existing louvres with new 150mm deep acoustic louvres which would result in a 5dBA reduction in noise levels.

The proposal is not considered to cause harm to neighbouring amenity in terms of

a loss of privacy, daylight or outlook.

No objections have been received prior to making this decision. The planning history of the site was taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

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, DP26 and DP28 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, consolidated with amendments since 2011; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

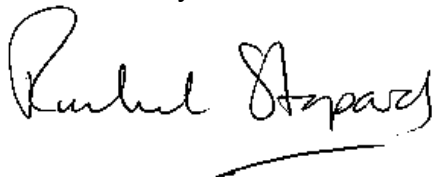
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Director of Culture & Environment

