

Mr Steven Brewer
Heritage Surveys Ltd
Heritage Surveys Ltd
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22 Carlton Road
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CR2 0BS

Application Ref: **2015/7206/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

16 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
Kennistoun House
Leighton Road
London
NW5 2UT

Proposal:

Erection of a brick lift shaft within the internal south elevation to serve all floors of residential block (Class C3).

Drawing Nos: Site Location Plan; Block Site Plan; Design and Access Statement - First Issue; Schedule of Photographs (8 photos); [5485 E(0)] 001; 002; 003; 004; 005; [5485-S(0)] 001 RevA; 002 RevA; 003 RevA; 004 RevA; 005 RevB; 006 RevB; 007 RevB.

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 such as the bricks, the bond and the pattern in the bricks, to be identical to the adjacent towers in colour and texture.

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 if in CA] 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; Block Site Plan; Design and Access Statement - First Issue; Schedule of Photographs (8 photos); [5485 E(0)] 001; 002; 003; 004; 005; [5485-S(0)] 001 RevA; 002 RevA; 003 RevA; 004 RevA; 005 RevB; 006 RevB; 007 RevB.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed lift shaft is to provide an easy access to residents and visitors to the U shape residential block from ground floor level to third floor level. It is to be located within the internal south elevation of the building and access to the lift would be done within the internal communal areas.

The proposal, in terms of size, scale, design and location, is considered acceptable. The addition, though substantial in size, would still remain subordinate to the rest of the rather large building it is to be introduced to, and would be a congruous addition that will blend within the fabric of the host building.

The lift overrun would be enclosed by extending the brickwork of the existing plant enclosure at roof level. Although this is increasing the plant area quite noticeably, its impact would not detract from the overall appearance of the host building and would not be detrimental to the character of the internal courtyard formed by the U shape of the host building.

The materials to be use are to match those of the existing adjacent tower and as such, are considered acceptable.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Two objections have been received following the statutory consultations raising concerns about the possible increase in service charges. This is not a planning matter and therefore bears no relevance on the assessment and appropriateness of the development and can, therefore, not be taken into consideration.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the nearby conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and 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, CS14 and CS17 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 consolidated with alterations since 2011; and paragraphs 14, 17, 56 -67, 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).

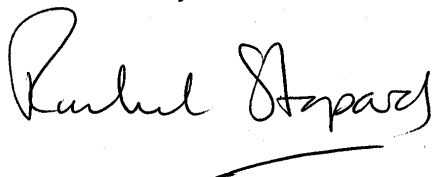
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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



Rachel Stopard
Director of Culture & Environment

