

Fabrizio Lepore
Unit 10 Apollo Studios
Charlton King's Road
London
NW5 2SB

Application Ref: **2016/2258/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

10 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Apollo Studios
Charlton King's Road
London
NW5 2SB

Proposal:

Erection of new stairs and lift following the removal of existing. Associated alterations including the relocation of entrance door of Unit 7 on ground floor.

Drawing Nos: Site location plan, Design & Access statement, Existing drawings suffix AS-ST ex; 0,1,2,3,4,5,6, 7, 8 & 9, AS-ST pr; 0,1,2,3,4,5,6,7,8 & 9, AP_M_G2052_15_1, Bearing pressure report by Chelmer ref: BPR/5678A.

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:

Site location plan, Design & Access statement, Existing drawings suffix AS-ST ex; 0,1,2,3,4,5,6, 7, 8 & 9, AS-ST pr; 0,1,2,3,4,5,6,7,8 & 9, AP_M_G2052_15_1, Bearing pressure report by Chelmer ref: BPR/5678A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal for the new replacement stairs and lift shaft and relocated door on ground floor are considered subservient to the main building an enhancement to the existing one. The proposal site in question is not within a conservation area, but is locally listed.

The existing lift does not reach the fourth floor and is considered that the existing stairs and the lift are considerably bulky and tall and it predominantly covers the windows on the left side of the east façade. On the ground floor the existing openings are not aligned with the ones of the upper floors, therefore it is proposed to move to the left the door of Unit 7 and infill part of the opening.

The proposed lift shaft will be shorter due to a more compact lift machinery and more discreet because they would be partly hidden by the structure of the proposed stairs. It will be clad with powder coated galvanized steel panels in a green-grey colour which is more subdued than the blue of the existing shaft. The simple design of the structure and the choice of galvanised steel throughout aim to a hard-wearing and low-maintenance durability with an industrial feel matching the historical heritage of the building as a former factory.

Besides being more compact and visually lighter, the position of the new stairs and lift will unblock completely all the windows on the left side of the east facade and will not obstruct the view of many of the other window.

Although, located well within the private grounds of Apollo Studios, the proposals can be seen from public view through the main gates from Charlton King's Road to the east. Due to the slimmer profile of the development, you are able to see more of the original property from public viewpoints, this would therefore enhance the character and appearance of the locally listed property.

Due to the nature of the application in that it is adjacent to commercial properties and that the development would be beneficial in allowing more lights to the existing windows, the proposal would not create any neighbouring amenity impacts.

The planning history of the site has been taken into account when coming to this. No objections were received prior to making this decision.

With the above taken into consideration, the proposed developments are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 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 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 of the National Planning Policy Framework.

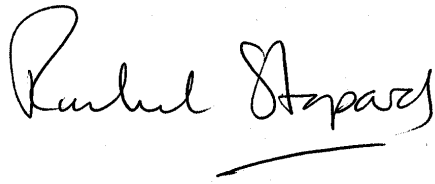
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink, reading "Rachel Stopard". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Rachel Stopard
Director of Supporting Communities