

Mr Viresh Patel  
Building Designer & Space Planner  
79 Eastcote Avenue  
Greenford  
UB6 0NQ

Application Ref: **2016/3709/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

29 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**231-233 North Gower Street**  
**London**  
**NW1 2NR**

Proposal:  
Installation of a lift overrun at roof level to accommodate new lift car to existing Office Block (Class B1).  
Drawing Nos: NGow/16/01, NGow/16/02, NGow/16/03, NGow/16/04, NGow/16/05, NGow/16/06, NGow/16/07, NGow/16/08, NGow/16/09, NGow/16/10, NGow/16/11 and NGow/16/12; DAAS\_231-NorthGower; NGower\_ExgSitePhotos; NGower\_ExgRoof-BalconyPhotos; NGower\_ExgLiftPhotos.

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: NGow/16/01, NGow/16/02, NGow/16/03, NGow/16/04, NGow/16/05, NGow/16/06, NGow/16/07, NGow/16/08, NGow/16/09, NGow/16/10, NGow/16/11 and NGow/16/12; DAAS\_231-NorthGower; NGower\_ExgSitePhotos; NGower\_ExgRoof-BalconyPhotos; NGower\_ExgLiftPhotos.

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

#### Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for a small extension at roof level to facilitate the installation of a new lift shaft; the proposed extension would house the lift motor.

The planned roof extension would measure approximately 2 metres high x 3 metres wide x 2 metres deep. It would be located on the north-western edge of the roof and would be constructed from aluminium.

By virtue of its location the proposed lift extension would not be visible from the properties front elevation or the south eastern end of North Gower Street including nos. 211-229 which are group listed at Grade II. As such, the proposal would not impact upon the setting of these properties. The extension would be visible in public views from George Mews, however by virtue of its size in relation to the parent building, it is not considered too cause visual blight or harm to the character or appearance of the host property or the wider area.

Given the location of the extension at roof level, the proposal is not considered to have an adverse impact on the amenity of the adjoining occupiers in terms of loss of privacy, daylight, sunlight or outlook.

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

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 March 2015 and paragraphs 14, 17, 56 -68 and 126-141 of the National Planning Policy Framework.

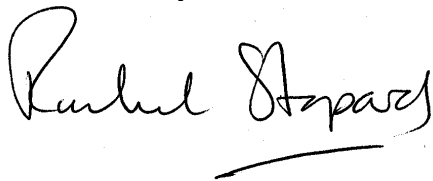
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard  
Executive Director Supporting Communities