

Mr Adam Thornton
Adam Thornton
25 Chart Street
London
N1 6FA

Application Ref: **2016/4833/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

23 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The Lock Building
35-37 Kentish Town Road
London
NW1 8NX

Proposal:
Alterations to roof to enclose ventilation ducting
Drawing Nos: B2_00_1000_Rev01; B2_02_2002_Rev00; B2_02_2202_Rev00;
Submission for Planning Consent Document (Ref: 05445 LOCK); Design and Access
Statement dated 01 November 2016

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 policies DP24 and DP25 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: B2_00_1000_Rev01; B2_02_2002_Rev00; B2_02_2202_Rev00; Submission for Planning Consent Document (Ref: 05445 LOCK); Design and Access Statement dated 01 November 2016

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

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to the roof of the host building are minimal in terms of scale and impact and are not considered to unduly harm its character and appearance. The proposed alterations involve installation of ventilation ducts to be positioned upon the face of the roof in order to facilitate a ventilation upgrade within the interior of the building. The ducts will be located on the southwestern face of the roof and will be of corrugated iron which will match the existing materials.

It is not considered the development would cause any harm to the character and appearance of the host building or Regent's Canal Conservation Area due to the minimal scale of the alterations and lack of visibility from the public realm. Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990, as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 proposal is in general accordance with policies CS5 and CS14 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 the London Plan 2016 and the National Planning Policy Framework.

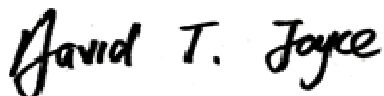
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce
Executive Director Supporting Communities