

Claire Wilkinson  
GL Hearn  
GL Hearn Ltd  
280 High Holborn  
London  
W1CV 7EE

Application Ref: **2016/6769/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

3 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**The O2 Centre**  
**255 Finchley Road**  
**London**  
**NW3 6LU**

Proposal:

Replacement of first floor 9no glazing panel window with new structural glazing window to commercial centre.

Drawing Nos: Cover Letter (07/12/2016); [3407-AT(03)] 0190\_P05, 0220\_P01, 0221\_P01; [3407-AK(00)] 6060\_P01, 6061\_P01.

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: Cover Letter (07/12/2016); [3407-AT(03)] 0190\_P05, 0220\_P01, 0221\_P01; [3407-AK(00)] 6060\_P01, 6061\_P01.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is to replace an existing 9no panel glazed window at first floor level with a glazing screen to be subdivided into 9no panel with the aid of applied aluminium caps adhered to the glazing to replicate/mimic the design and appearance of the existing and adjacent windows to facilitate a digital advertising display behind it.

In terms of size, design, location and material to be used, the proposal is considered to be acceptable. The proposed alterations will be barely visible and will not have a detrimental impact on the host building, and the Conservation Area opposite the site address.

It must be noted that the digital advertising signage to be installed behind the glazing will not require advertisement consent.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or 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 (ERR) 2013.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1 and D1 of the Camden Local Plan Submission Draft 2016. The

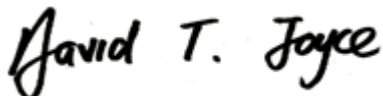
- proposed development also accords with policies of the London Plan 2016.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound 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



David Joyce  
Director of Planning and Regeneration