

Ms Nicole Lindley
Charlton Brown
The Belvedere 2 Back Lane
London
NW3 1HL
United Kingdom

Application Ref: **2016/4622/P**

Please ask for:

Nora-**Andreea.Constantinescu**Telephone: 020 7974 **5758**

22 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Apartment 8
Inverforth House
North End Way
London
NW3 7EU**

Proposal:

Installation of secondary glazing to windows and alterations to the existing terrace, to the top flat (Class C3) on the eastern and western elevations.

Drawing Nos: 1316/ S 00; 1316/ S 01; 1316/ S 02; 1316/ S 03; 1316/ S 05; 1316/ S 14; 1316/ S 17; 1316/ S 18; 1316/ AP 05; 1316/ AP 03/ R 01; 1316/ AP 07/ E01; 1316/ SK 01/ R 01; 1316/ SK 04 / R 03; 1316/ SK 03 / R 02; 1316/ SK 05/ R 01; 1316/ SK 06/ R 01; 1316/ SK 07/ R 01; 1316/ SK 09; 1316/ SK 10/ R 01; 1316/ SK 11; 1316/ SK 18; 1316/ SK 19; 1316/ SK 20; 1316/ SK 21; 1316/ SK 22; 1316/ SK 23; 756/M/01; 756/M/02; 756/M/03; 756/M/04; 756/M/05; 756/M/06; Historical Report Design and Access Statement parts 1a, 1b, 1c, 2a, 2b; Additional information - Ceiling Significance; Condenser Units Details; Rainwater Range - Details; Plant noise impact assessment (18th Nov 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

1316/ S 00; 1316/ S 01; 1316/ S 02; 1316/ S 03; 1316/ S 05; 1316/ S 14; 1316/ S 17; 1316/ S 18; 1316/ AP 05; 1316/ AP 03/ R 01; 1316/ AP 07/ E01; 1316/ SK 01/ R 01; 1316/ SK 04 / R 03; 1316/ SK 03 / R 02; 1316/ SK 05/ R 01; 1316/ SK 06/ R 01; 1316/ SK 07/ R 01; 1316/ SK 09; 1316/ SK 10/ R 01; 1316/ SK 11; 1316/ SK 18; 1316/ SK 19; 1316/ SK 20; 1316/ SK 21; 1316/ SK 22; 1316/ SK 23; 756/M/01; 756/M/02; 756/M/03; 756/M/04; 756/M/05; 756/M/06; Historical Report Design and Access Statement parts 1a, 1b, 1c, 2a, 2b; Additional information - Ceiling Significance; Condenser Units Details; Rainwater Range - Details; Plant noise impact assessment (18th Nov 2016);

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those approved under this permission.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to use, plant system and associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

Informative(s):

- 1 Reasons for granting permission:

The property is a Grade II listed building that has been greatly altered through time. The proposal involves internal alterations mainly to non-original parts of the building as well as external ones.

The internal alterations proposed are considered to not harm the special interest of

the listed building and therefore acceptable.

Through negotiation with the applicant one of the proposed external alterations has been revised in order to preserve the character of the listed building and its appearance from the streetscene. The proposed air conditioners have been removed from the front terrace, to the rear terrace within a built in seating area with a timber slatted cover, where they would not be visible from the streetscene, rear garden or neighbouring properties. In terms of noise, the applicant has prepared a noise report which demonstrates that the noise arising from the plant at the nearest residential property would be within the local authority's requirements and therefore acceptable. In addition, the proposed down pipes and hoppers to front elevation are not considered to cause significant harm to the host dwelling or streetscene.

It is also proposed to replace the existing bottle balusters positioned on the rear elevation with metal railings, with an overall height of 1.1m from the ground level. The railings would have a similar but more simplistic design than the existing ones and would enhance the appearance of the property as seen from the rear elevation.

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 Planning (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 in terms of overlooking, loss of privacy, light 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, 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 2012.

- 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.

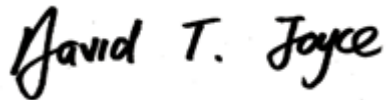
No. 020 7974 4444 or on the website
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Executive Director Supporting Communities