

Mr Barry Shaw
Randall Shaw Billingham
54 Harcombe Road
London
N16 0SA

Application Ref: **2017/1585/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

6 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
101-103 Royal College
London
NW1 0SE

Proposal:

Replacement of the existing timber windows to the rear at second floor level with timber framed double glazed windows, replacement of the existing concrete roof tiles with fibre-cement slates with concrete coping stones and replacement of the parapet wall to the front elevation all associated with the upper floor flat (Class C3).

Drawing Nos: 54/61, 254/06 REV A, Site location plan and Design and Access Statement no date and Thrutone fibre cement slate brochure.

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 policies D1 and D2 of the London Borough of Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 254/61, 254/06, Site location plan and Design and Access Statement no date and Thrutone fibre cement slate brochure.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement of timber framed windows to timber frame double glazed casement window is considered acceptable in terms of design, form and the material used. The proposed windows would match the pattern and dimensions of the existing windows and complement the aesthetic of the host building and the wider area.

The replacement of the concrete interlocking tiles with Thrutone Fibre-Cement Slates Low pitch solution is considered an improvement in design and appearance to the existing concrete tiles that are in disrepair. It is proposed to repair rather than replace the rendered brick-on-edge parapet wall to the front elevation. Following officer's comments the side party wall would be replaced with pre-concrete coping and it is considered that overall the works would enhance the appearance of the host building and the neighbouring property.

The replacement windows would have no impact on the amenity of adjoining properties as the proposal would replace existing windows and no additional window openings are proposed.

A site notice and press notice were published and no comment was received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local.

- 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).

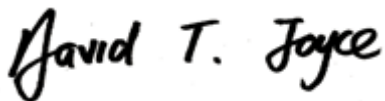
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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