

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

Application Ref: **2017/2077/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

12 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Castle Court
Castlehaven Road
London
NW1 8PU

Proposal: Replacement of private balcony balustrade panels on west-facing (Castlehaven Road) elevation.

Drawing Nos: 254/63, 254/61, 254/62, Site Location Plan, Castle Court Panel Detail 001.

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 D1 [and D2 if in CA] of the London Borough of Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 254/63, 254/61, 254/62, Site Location Plan, Castle Court Panel Detail 001.

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

Informative(s):

- 1 Reasons for granting permission

The application relates to a modern block of flats on the eastern side of Castlehaven Road. The proposal seeks to replace balustrade panels to all existing balconies on the building's west elevation. The existing asbestos cement panels would be replaced with perforated steel panels in the same dimensions, locations and green colour.

The replacement panels, in powder-coated metal, would significantly improve the appearance of the balconies and the building as a whole. The public benefit of removing the asbestos panels, which are in poor condition, provides further justification for the development. The development would not result in a loss of privacy to the occupants or adjoining occupiers.

As such, the development is in accordance with policies G1, A1 and D1 of the Camden Local Plan June 2017, the London Plan 2016 and the NPPF 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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

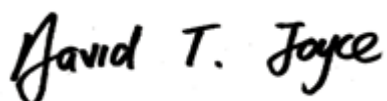
construction other than within the hours stated above.

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 'D' and 'J'.

David Joyce
Director of Regeneration and Planning