

Mr Peter Twemlow
DP9
100 Pall Mall
London SW1Y 5NQ

Application Ref: **2017/2694/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

12 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Centro Building
39 Plender Street
London NW1 0DX

Proposal: Various facade and entrance alterations on all elevations, including installation of canopy over Plender St entrance, and enlargement to rear of fifth floor roof terrace.

Drawing Nos: Design and Access Statement dated May 2017 by Piercy & Co; Noise statement dated April 2017 by Scotch; 00-01-900, 100, 101, 600; 05-01-600, 601; XX-04-100, 101, 200, 300, 301, 400 rev01, 401, 500, 600, 601

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 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- Design and Access Statement dated May 2017 by Piercy & Co; Noise statement dated April 2017 by Scotch; 00-01-900, 100, 101, 600; 05-01-600, 601; XX-04-100, 101, 200, 300, 301, 400 rev01, 401, 500, 600, 601.

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

Informative(s):

- 1 Reasons for granting permission

The alterations to the ground floor windows and facades on all 3 elevations are very minor and will enhance the appearance of this landmark building. The canopy over the entrance on Plender Street is also sympathetic in design and form to the overall building and matches a similar one recently approved further north at a similar Centro block. The CCTV cameras are small and discreet and have no impact. Overall the alterations will not harm the character and appearance of this locally listed building or the streetscene.

The roof terrace extension at rear high level is small and discreet and will not be visible from the public realm nor affect the appearance of this building. It will not result in any overlooking or noise nuisance to neighbouring properties.

The proposals are 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 proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. 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 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.

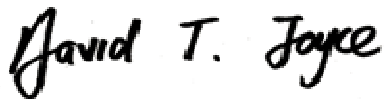
- 4 You are advised that this decision does not relate to the signage shown on the plans hereby approved which is subject to a separate application for advertisement consent.

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