

Mr Frank Foxen
Butler & Young Associates
1st Floor 54-62 Station Road
East Oxted
RH8 0PG
Surrey

Application Ref: **2017/4388/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

19 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Monica Shaw Court
31 Purchase Street
London
NW1 1EY**

Proposal:

Exterior replacement of existing heating, domestic water and gas services to residential estate (Class C3).

Drawing Nos: 2595-BYA-M-001 Rev A; 2595-BYA-M-201 (Sheet 1); 2595-BYA-M-201 (Sheet 2); 2595-BYA-M-201 (Sheet 4); 2595-BYA-M-201 (Sheet 5); Site location plan E00016; Planning Statement BYA/2595/MSC/MDW/FAF.

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:

2595-BYA-M-001 Rev A; 2595-BYA-M-201 (Sheet 1); 2595-BYA-M-201 (Sheet 2); 2595-BYA-M-201 (Sheet 4); 2595-BYA-M-201 (Sheet 5); Site location plan E00016; Planning Statement BYA/2595/MS/MDW/FAF.

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

- 4 Prior to commencement of development, manufacturer's specification details and samples of the boxing concealments (to be provided on site) on all Blocks, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is to replace the heating, gas and domestic water plant, piped distribution services in order to improve the energy efficiency of the building and therefore improve the quality of life of the occupiers. The works would benefit Blocks 1, 2, 3 and 4 of the Monica Shaw Court Estate, with external alterations only to Blocks 1, 2 and 4.

The proposal would include the removal of the existing central redundant plant with associated elements such as boilers, flues, pumps and other ancillary equipment and the installation of a new piping system with associated boxing. The boxing would be of aluminium construction and powder coated in a colour finish to suit the background building material. Details of the materials and colour would be secured by conditions.

In relation to Block 1, the piping boxing would run underneath the external corridor

ceilings, at 2nd and 4th floors on south-east elevation (Elevation N) and east elevation (Elevation M), with a remaining height of 2.1m within the corridors. At meeting points with the riser on a distance of 600mm, the height would be 2m. The boxing would run around Block 1 for a short section of the north elevation (Elevation L) from and to the plant room. Given the siting of the boxing it is not considered to cause detrimental harm to the appearance of Block 1, or the wider estate and area.

At Block 2, the boxing would be sited adjacent to the three entrances on the north-east elevation (Elevation A), from the ground floor to 3rd floor, with a pipe concealment of 600x200mm. The location and extent of the pipe boxing was reduced to a minimal size and projection, to allow sufficient space for piping and to limit the impact on the host building. It is considered the proposed pipe boxing on Block 2 is not considered to cause harmful impact to its appearance.

The boxing would project along Block 4 for a short section of the north-east elevation (Elevation D) to and from the plant room with an dimension of 750x250mm, which is not considered to significantly harm the appearance of the building and wider court area.

It is considered the works would be an acceptable form of development to improve the water system across the estate and thus would be a sustainable form of development.

One comment was received in relation to this proposal, which is dully addressed in the consultation summary. 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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies G1 (Delivery and location of growth), A1 (Managing the impact of development), D1 (Design), D2 (Heritage), CC1 (Climate change mitigation), CC2 (Adapting to climate change), CC3 (Water and flooding) of Camden Local Plan 2017.

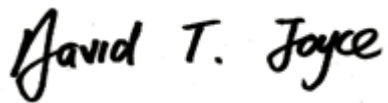
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 search for 'environmental health' on the Camden website 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