

Mr Andrew James Parish
Mr Ian Lister
1 Thane Road
Nottingham
NG1 1HQ

Application Ref: **2017/5128/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

7 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**60-62 Kilburn High Road
London
NW6 4HJ**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2015/3574/P dated 03/09/2015 (for the demolition & reconstruction of the lower ground, ground, first & second floor elevation), namely to allow the removal of all windows, reduction in size of 1 x door and removal of 1 x door to rear elevation; and reduction in size of rear stairwell enclosure and addition of rear and side balustrade at third floor level.

Drawing Nos: 777/C229590/101; 777/C229590/102; 777/C229590/128; 777/C229590/129; 777/C229590/141 Rev. B; 777/C229590/143 Rev. A; 777/C229590/154; Kingspan Insulated Panels Colour Range; Kingspan Insulated Roof & Wall Panels Installation Guide (dated November 2014); Single Steel Door (dated 17/12/2015).

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 the original planning permission ref 2015/3574/P dated



03/09/2015.

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 777/C229590/101; 777/C229590/102; 777/C229590/128; 777/C229590/129; 777/C229590/141 Rev. B; 777/C229590/143 Rev. A; 777/C229590/154; Kingspan Insulated Panels Colour Range; Kingspan Insulated Roof & Wall Panels Installation Guide (dated November 2014); Single Steel Door (dated 17/12/2015).

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

- 4 Prior to development, a Construction Management Statement setting out measures for ensuring highway safety and management of service vehicles, deliveries and waste disposal throughout the construction period shall be submitted to and approved by the local planning authority. The measures contained in the Construction Management Statement shall at all times remain implemented throughout the duration of the proposed works.

Reason: In order to protect amenities of the area in accordance with policies G1, A1, DM1, T1 and T4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

The amendments to the rear elevation involve the removal of all windows, the reduction in size of 1 x door and removal of 1 x door. The amendments to the rear stairwell enclosure at third floor roof level involve the reduction in its height by 1.3m to 2.7m, an increase in its width from 5.2m to 5.4m and its depth from 2.7m to 3.3m, and a change of materials from brick slip to grey composite lightweight steel panels. A safety balustrade would also be installed around the rear and side roof edge adjacent to the stairwell enclosure.

These amendments are all minor and are considered acceptable in terms of design, size and location. They would have a minimal impact on the overall character and appearance of the approved rear façade, and would only be publically visible from access road Kilburn Place to the rear.

It is not considered that the proposed amendments would cause any adverse impacts on the residential amenities of neighbouring occupiers of Lorton House in the Kilburn Vale Estate to the rear in terms of loss of sunlight, daylight, privacy and outlook.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 03/09/2015 reference 2015/3574/P. In the context of the permitted scheme, it is considered that the amendment would not have a significant effect on the approved development in terms of appearance and neighbouring amenity.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

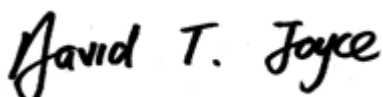
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning