

Application ref: 2018/0745/P  
Contact: Nora-Andreea Constantinescu  
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Date: 9 April 2018

**Development Management**  
Regeneration and Planning  
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Butler & Young Associates  
1st Floor 54-62 Station Road  
East Oxted  
RH8 0PG  
Surrey

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 Rev C (Sheet 1 of 7); 2595-BYA-M-201 Rev C (Sheet 2 of 7); 2595-BYA-M-201 (Sheet 4 of 7); 2595-BYA-M-201 (Sheet 5 of 7); 2595-BYA-M-201 Rev C (Sheet 7 of 7); Roof refurbishment made easy; Heightsafe systems; Site location plan E00016; Planning Statement BYA/2595/MSC/M/MDW/FAF dated 09/02/2018.

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 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 Rev C (Sheet 1 of 7); 2595-BYA-M-201 Rev C (Sheet 2 of 7); 2595-BYA-M-201 (Sheet 4 of 7); 2595-BYA-M-201 (Sheet 5 of 7); 2595-BYA-M-201 Rev C (Sheet 7 of 7); Roof refurbishment made easy; Heightsafe systems; Site location plan E00016; Planning Statement BYA/2595/MS/M/MDW/FAF dated 09/02/2018.

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

- 4 Before the relevant part of the work is begun, manufacturer's specification details and samples of boxing concealment proposed 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 policy D1 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal is to replace the heating, gas and domestic water plant, and 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, 4 of Monica Shaw Court Estate.

The proposal would include the removal of existing central redundant plant with associated elements such as boilers, flues, pumps etc., and installation of 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 means of conditions.

Planning permission has been granted under planning application 2017/4388/P, for some of the services replacements to be located underground. Trial excavations have been carried out and found extensive existing underground services at various levels, both internal and external of cast concrete pipe ducts. Further investigation concluded that other hazardous materials are found underground and

therefore the construction of the approved underground servicing would not be considered safe.

As such, the current proposal includes new locations for the servicing to blocks 2 and 3. The proposed servicing locations on blocks 1 and 4 would remain the same as in planning application 2017/4388/P granted on 19/09/2017, which has been assessed and considered acceptable.

In relation to Block 2, the main servicing pipework would extend from roof level, set behind the parapet, down to the three entrances on the north-east elevation (Elevation A), with a pipe concealment of 600x250mm. 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 therefore considered that the proposed pipe boxing on Block 2 is not considered to cause harm to the appearance of the host building.

In relation to Block 3, the main servicing would also extend from roof level down to 4 windows on the east elevation (Elevation T), with a pipe concealment of 600x250mm. Similarly, 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 therefore considered that the proposed pipe boxing on Block 3 is not considered to cause harm to the appearance of this block.

On balance, the proposal is considered acceptable in terms of improving environmental standards and sustainability without significantly impacting the character and appearance of the host building and wider area.

One comment was received in relation to this proposal, which is fully 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 policies G1 (Delivery and location of growth), A1 (Managing the impact of development), D1 (Design), CC1 (Climate change mitigation), CC2 (Adapting to climate change), and CC3 (Water and flooding) of the Camden Local Plan 2017.

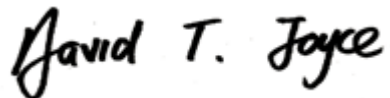
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning