

Application ref: 2018/0503/P
Contact: Seonaid Carr
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Date: 24 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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planning@camden.gov.uk

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Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Taplow, Burnham, Bray, Dorney and Blashford Towers
Chalcots Estate
Swiss Cottage
London
NW3**

Proposal:

Replacement of windows and cladding of the five tower blocks (Taplow, Burnham, Bray, Dorney and Blashford) at the Chalcots Estate with a solid aluminium panel facade and associated external works.

Drawing Nos: 114_001 Rev_C, 114_020 Rev_B, 114_021 Rev_B, 114_022 Rev_B, 114_023 Rev_B, 114_024 Rev_B, 114_025 Rev_B, 114_026 Rev_B, 114_027 Rev_B, 114_028 Rev_B, 114_030 Rev_B, 114_031 Rev_A, 114_032 Rev_A, 114_033 Rev_A, 114_034 Rev_A, 114_035 Rev_A, 114_036 Rev_A, 114_037 Rev_A, 114_038 Rev_A, 114_039 Rev_A, 114_040 Rev_B, 114_041 Rev_A, 114_042 Rev_A, 114_043 Rev_A, 114_044 Rev_A, 114_045 Rev_A, 114_046 Rev_A, 114_047 Rev_A, 114_048 Rev_A, 114_049 Rev_A, 114_050 Rev_B, 114_051 Rev_B, 114_052 Rev_B, 114_053 Rev_B, 114_054 Rev_B, 114_055 Rev_B, 114_056 Rev_B, 114_057 Rev_B, 114_058 Rev_B, 114_059 Rev_B, 114_060 Rev_A, 114_061 Rev_A, 114_062 Rev_A, 114_063 Rev_A, 114_064 Rev_A, 114_065 Rev_A, 114_066 Rev_A, 114_067 Rev_A, 114_068 Rev_A, 114_069 Rev_A, 114_070, 114_071, 114_072, 114_073, 114_074, 259493-ARUP-T1-ZZ-DR-YC-3001, 259493-ARUP-T1-ZZ-DR-YC-3002, 259493-ARUP-T1-ZZ-DR-YC-3003,

259493-ARUP-T1-ZZ-DR-YC-3101, 259493-ARUP-T1-ZZ-DR-YC-3211, 259493-ARUP-T1-ZZ-DR-YC-3212, 259493-ARUP-T1-ZZ-DR-YC-3213, 259493-ARUP-T1-ZZ-DR-YC-3214, 259493-ARUP-T1-ZZ-DR-YC-3215, 259493-ARUP-T1-ZZ-DR-YC-3216, 259493-ARUP-T1-ZZ-DR-YC-3217, 259493-ARUP-T1-ZZ-DR-YC-5201, 259493-ARUP-T2-ZZ-DR-YC-3001, 259493-ARUP-T2-ZZ-DR-YC-3002, 259493-ARUP-T2-ZZ-DR-YC-3003, 259493-ARUP-T2-ZZ-DR-YC-3101, 259493-ARUP-T2-ZZ-DR-YC-3211, 259493-ARUP-T2-ZZ-DR-YC-3212, 259493-ARUP-T2-ZZ-DR-YC-3213, 259493-ARUP-T2-ZZ-DR-YC-3214, 259493-ARUP-T2-ZZ-DR-YC-3215, 259493-ARUP-T2-ZZ-DR-YC-3216, 259493-ARUP-T2-ZZ-DR-YC-3217, 259493-ARUP-T2-ZZ-DR-YC-5201, 259493-ARUP-T3-ZZ-DR-YC-3001, 259493-ARUP-T3-ZZ-DR-YC-3002, 259493-ARUP-T3-ZZ-DR-YC-3003, 259493-ARUP-T3-ZZ-DR-YC-3101, 259493-ARUP-T3-ZZ-DR-YC-3211, 259493-ARUP-T3-ZZ-DR-YC-3212, 259493-ARUP-T3-ZZ-DR-YC-3213, 259493-ARUP-T3-ZZ-DR-YC-3214, 259493-ARUP-T3-ZZ-DR-YC-3215, 259493-ARUP-T3-ZZ-DR-YC-3216, 259493-ARUP-T3-ZZ-DR-YC-3217, 259493-ARUP-T3-ZZ-DR-YC-5201, 259493-ARUP-T4-ZZ-DR-YC-3001, 259493-ARUP-T4-ZZ-DR-YC-3002, 259493-ARUP-T4-ZZ-DR-YC-3003, 259493-ARUP-T4-ZZ-DR-YC-3101, 259493-ARUP-T4-ZZ-DR-YC-3211, 259493-ARUP-T4-ZZ-DR-YC-3212, 259493-ARUP-T4-ZZ-DR-YC-3213, 259493-ARUP-T4-ZZ-DR-YC-3214, 259493-ARUP-T4-ZZ-DR-YC-3215, 259493-ARUP-T4-ZZ-DR-YC-3216, 259493-ARUP-T4-ZZ-DR-YC-3217, 259493-ARUP-T4-ZZ-DR-YC-5201, 259493-ARUP-T5-ZZ-DR-YC-3001, 259493-ARUP-T5-ZZ-DR-YC-3002, 259493-ARUP-T5-ZZ-DR-YC-3003, 259493-ARUP-T5-ZZ-DR-YC-3101, 259493-ARUP-T5-ZZ-DR-YC-3211, 259493-ARUP-T5-ZZ-DR-YC-3212, 259493-ARUP-T5-ZZ-DR-YC-3213, 259493-ARUP-T5-ZZ-DR-YC-3214, 259493-ARUP-T5-ZZ-DR-YC-3215, 259493-ARUP-T5-ZZ-DR-YC-3216, 259493-ARUP-T5-ZZ-DR-YC-5201, 259493-ARUP-T5-ZZ-DR-YC-5221, 259493-ARUP-TZ-ZZ-DR-YC-5211, 259493-ARUP-TZ-ZZ-DR-YC-5212, 259493-ARUP-TZ-ZZ-DR-YC-5215, 259493-ARUP-TZ-ZZ-DR-YC-5221, 259493-ARUP-TZ-ZZ-DR-YC-5222, Design and Access Statement (January 2018) and addendum (March 2018); Outline specifications (259493-ARUP-ZZ-DOC-SPE-0001 March 2018); Construction Management Plan V4 (4th April 2018); Pre-construction information and Planning Statement (Q080621 April 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

114_001 Rev_C, 114_020 Rev_B, 114_021 Rev_B, 114_022 Rev_B, 114_023 Rev_B, 114_024 Rev_B, 114_025 Rev_B, 114_026 Rev_B, 114_027 Rev_B, 114_028 Rev_B, 114_030 Rev_B, 114_031 Rev_A, 114_032 Rev_A, 114_033 Rev_A, 114_034 Rev_A, 114_035 Rev_A, 114_036 Rev_A, 114_037 Rev_A, 114_038 Rev_A, 114_039 Rev_A, 114_040 Rev_B, 114_041 Rev_A, 114_042 Rev_A, 114_043 Rev_A, 114_044 Rev_A, 114_045 Rev_A, 114_046 Rev_A, 114_047 Rev_A, 114_048 Rev_A, 114_049 Rev_A, 114_050 Rev_B, 114_051

Rev_B, 114_052 Rev_B, 114_053 Rev_B, 114_054 Rev_B, 114_055 Rev_B, 114_056 Rev_B, 114_057 Rev_B, 114_058 Rev_B, 114_059 Rev_B, 114_060 Rev_A, 114_061 Rev_A, 114_062 Rev_A, 114_063 Rev_A, 114_064 Rev_A, 114_065 Rev_A, 114_066 Rev_A, 114_067 Rev_A, 114_068 Rev_A, 114_069 Rev_A, 114_070, 114_071, 114_072, 114_073, 114_074, 259493-ARUP-T1-ZZ-DR-YC-3001, 259493-ARUP-T1-ZZ-DR-YC-3002, 259493-ARUP-T1-ZZ-DR-YC-3003, 259493-ARUP-T1-ZZ-DR-YC-3101, 259493-ARUP-T1-ZZ-DR-YC-3211, 259493-ARUP-T1-ZZ-DR-YC-3212, 259493-ARUP-T1-ZZ-DR-YC-3213, 259493-ARUP-T1-ZZ-DR-YC-3214, 259493-ARUP-T1-ZZ-DR-YC-3215, 259493-ARUP-T1-ZZ-DR-YC-3216, 259493-ARUP-T1-ZZ-DR-YC-3217, 259493-ARUP-T1-ZZ-DR-YC-5201, 259493-ARUP-T2-ZZ-DR-YC-3001, 259493-ARUP-T2-ZZ-DR-YC-3002, 259493-ARUP-T2-ZZ-DR-YC-3003, 259493-ARUP-T2-ZZ-DR-YC-3101, 259493-ARUP-T2-ZZ-DR-YC-3211, 259493-ARUP-T2-ZZ-DR-YC-3212, 259493-ARUP-T2-ZZ-DR-YC-3213, 259493-ARUP-T2-ZZ-DR-YC-3214, 259493-ARUP-T2-ZZ-DR-YC-3215, 259493-ARUP-T2-ZZ-DR-YC-3216, 259493-ARUP-T2-ZZ-DR-YC-3217, 259493-ARUP-T2-ZZ-DR-YC-5201, 259493-ARUP-T3-ZZ-DR-YC-3001, 259493-ARUP-T3-ZZ-DR-YC-3002, 259493-ARUP-T3-ZZ-DR-YC-3003, 259493-ARUP-T3-ZZ-DR-YC-3101, 259493-ARUP-T3-ZZ-DR-YC-3211, 259493-ARUP-T3-ZZ-DR-YC-3212, 259493-ARUP-T3-ZZ-DR-YC-3213, 259493-ARUP-T3-ZZ-DR-YC-3214, 259493-ARUP-T3-ZZ-DR-YC-3215, 259493-ARUP-T3-ZZ-DR-YC-3216, 259493-ARUP-T3-ZZ-DR-YC-3217, 259493-ARUP-T3-ZZ-DR-YC-5201, 259493-ARUP-T4-ZZ-DR-YC-3001, 259493-ARUP-T4-ZZ-DR-YC-3002, 259493-ARUP-T4-ZZ-DR-YC-3003, 259493-ARUP-T4-ZZ-DR-YC-3101, 259493-ARUP-T4-ZZ-DR-YC-3211, 259493-ARUP-T4-ZZ-DR-YC-3212, 259493-ARUP-T4-ZZ-DR-YC-3213, 259493-ARUP-T4-ZZ-DR-YC-3214, 259493-ARUP-T4-ZZ-DR-YC-3215, 259493-ARUP-T4-ZZ-DR-YC-3216, 259493-ARUP-T4-ZZ-DR-YC-3217, 259493-ARUP-T4-ZZ-DR-YC-5201, 259493-ARUP-T5-ZZ-DR-YC-3001, 259493-ARUP-T5-ZZ-DR-YC-3002, 259493-ARUP-T5-ZZ-DR-YC-3003, 259493-ARUP-T5-ZZ-DR-YC-3101, 259493-ARUP-T5-ZZ-DR-YC-3211, 259493-ARUP-T5-ZZ-DR-YC-3212, 259493-ARUP-T5-ZZ-DR-YC-3213, 259493-ARUP-T5-ZZ-DR-YC-3214, 259493-ARUP-T5-ZZ-DR-YC-3215, 259493-ARUP-T5-ZZ-DR-YC-3216, 259493-ARUP-T5-ZZ-DR-YC-5201, 259493-ARUP-T5-ZZ-DR-YC-5221, 259493-ARUP-TZ-ZZ-DR-YC-5211, 259493-ARUP-TZ-ZZ-DR-YC-5212, 259493-ARUP-TZ-ZZ-DR-YC-5215, 259493-ARUP-TZ-ZZ-DR-YC-5221, 259493-ARUP-TZ-ZZ-DR-YC-5222, Design and Access Statement (January 2018) and addendum (March 2018); Outline specifications (259493-ARUP-ZZ-DOC-SPE-0001 March 2018); Construction Management Plan V4 (4th April 2018); Pre-construction information and Planning Statement (Q080621 April 2018).

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

- 3 Detailed drawings, at a scale of 1:10 of the final window details including plan, elevation and section drawings, including jambs, head and cill shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.

The relevant part of the works shall then be carried in accordance with the approved details

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.

- 4 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 5 All measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the construction period shall comply with the Construction Management Plan V4 dated 4th April 2018 and at all times remain implemented during all works of construction.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies A1 and T4 of the London Borough of Camden Local Plan 2017.

Informative(s):

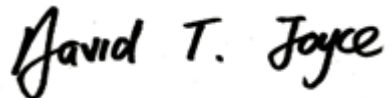
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 Please be advised that if, as a result of ongoing resident consultation, the window opening function changes from inward opening as assumed by the hereby approved plans, or other minor changes to glazing bars are required, a minor or non-material amendment would be required to formalise such an amendment.
- 4 Please be advised you are required to apply for the appropriate license for the suspension of parking bays as noted within the approved Construction Management Plan V4 dated 4th April 2018.

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