

Application ref: 2017/5624/P
Contact: Nora-Andreea Constantinescu
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Date: 19 February 2019

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Cecil Rhodes House and The Chenies
Goldington Street
London
NW1 1UG

Proposal:

Replacement of existing heating system and external installation of new heating, domestic water and gas services to residential estate (Class C3).

Drawing Nos: Location Map; 9574_E:100:1:4; 9574_E:100:2:4; 9574_E:100:3:4; 9574_E:100:4:4; 2595-BYA-M-201; 2595-BYA-M-202; 2595-BYA-M-202; 2595-BYA-M-203; 2595-BYA-M-204; Project Planning Statement Rev A - dated 19th November 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 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:

Location Map; 9574_E:100:1:4; 9574_E:100:2:4; 9574_E:100:3:4; 9574_E:100:4:4; 2595-BYA-M-201; 2595-BYA-M-202; 2595-BYA-M-202; 2595-BYA-M-203; 2595-BYA-M-204; Project Planning Statement Rev A - dated 19th November 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 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 Goldington Estate including Cecil Rhodes comprising 72 flats and Chenies blocks comprising 32 flats.

The proposal would include the removal of the existing heating system, 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 project externally along the communal stairwell for both blocks via the bin enclosure and horizontally distributing at soffit level of each floor landing before entering individual flats at high level.

The boxing projecting vertically along the communal stairwell would have dimensions of 600x300mm and the horizontal one would be 300x300mm. The boxing would be made of a sheet steel powder coat finish to suit the existing building, details of which would be secured by condition. As such, it is considered that the proposal would preserve the appearance of the two

blocks of flats, whilst improving the water system across the estate and thus would be a sustainable form of development. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior 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 G1, A1, D1, D2, CC1, CC2, CC3 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

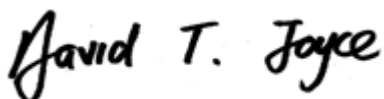
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 of the National Planning Policy Framework 2018.

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