

Application ref: 2019/4099/P  
Contact: Josh Lawlor  
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Date: 17 October 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Architectural Designworks Limited  
Studio one  
17 Biggin Gardens  
Heywood  
OL10 2WF

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Regent Heights**  
**Flat 11**  
**35 St Edmund's Terrace**  
**London**  
**NW8 7QN**

Proposal:

Alterations to fenestration and replacement balcony at sixth and seventh floor

Drawing Nos: Site Location Plan, d289-PL-02, d289-PL-03-A, d289-PL-09, d289-PL-04, d289-PL-05-A, d289-PL-06-A, d289-PL-07, d289-PL-08-A and d289-PL-09

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 [Site Location Plan, d289-PL-02, d289-PL-03-A, d289-PL-09, d289-PL-04, d289-PL-05-A, d289-PL-06-A, d289-PL-07, d289-PL-08-A and d289-PL-09]

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal would involve the removal of sections of polyester powder coated curtain walling at sixth and seventh floor, these sections would be replaced with clear glass panels and opaque glazing panels. These alterations would have a minor impact on the appearance of the building and wider area. The removal of the metal balustrade with glass panels and replacement with structural glass balustrade is acceptable in design terms, the proposed balustrade would have a lightweight appearance and would enhance the appearance of the building. Overall the proposed materials are considered high quality and acceptable in design terms

The proposal would not create any additional viewpoints from the building, therefore no increased overlooking would occur. Overall the proposal would not give rise to any amenity impacts on nearby residents in terms of loss of light or loss of outlook.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received in relation to the proposal following public consultation.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road

closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer