

Mr Aaron Brown
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

Application Ref: **2017/4472/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

11 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
117-122 Kiln Place
London
NW5 4AP

Proposal:

Replacement of the existing timber louvre screen with low front garden walls and private amenity space including alteration to landscaping and provision of communal pathway.

Drawing Nos: Design & Access Statement prepared by Peter Barber Architects dated July 2017; Cover letter prepared by Quod dated 4/08/17; 116_L_001 rev M; 116B_L_01X PO3; Site location plan (116B_P_00X PO2); 116B_L_01P PO3; 116B_E_01 PO3.

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: Design & Access Statement prepared by Peter Barber Architects dated July 2017; Cover letter prepared by Quod dated 4/08/17; 116_L_001 rev M; 116B_L_01X PO3; Site location plan (116B_P_00X PO2); 116B_L_01P PO3; 116B_E_01 PO3.

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

Informative(s):

- 1 Reason for granting permission

The proposed alteration to the front entrances would be in addition to the Kiln Place estate regeneration consented under permission reference: 2014/6697/P (as amended by 2016/2651/P) for "15 new homes, enlargement and improvement of playground and landscaping, and other associated works on the estate". However, the site falls beyond, but immediately adjacent to, the application site for the main Kiln Place estate regeneration.

The proposal includes a communal pathway to 117-122 Kiln Place and the replacement of the existing timber louvre screen with low front garden walls. This would result in increased individual private amenity to these properties as well as enhancing the approach to the existing communal entrance to the block. The layout and design of the front entrances would be similar to those for block 81-96 Kiln Place previously approved (ref: 2014/6697/P) and so would be acceptable. Overall, the proposals are considered to represent a high standard of design which successfully addresses the surrounding residential properties.

The materials would be the same as those that would be used for the new front entrances to block 81-96 Kiln Place and the new hard-landscaping around the estate, approved under the extant permission (ref: 2014/6697/P, as amended by 2016/2651/P). This would ensure consistency with the wider estate improvement and landscaping works.

The proposed replacement of timber louvre screen with low front garden walls would not have a harmful impact on neighbouring amenity in terms of daylight or sunlight. Although the existing ground floor windows would generally be more exposed there would be no harm to privacy as the existing communal entrance route would now be relocated further away from these flats.

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

As such, the proposed development is in general accordance with policies D1 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

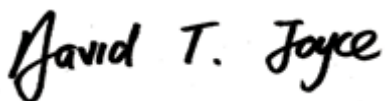
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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