

REF: MR/TJ/R00870

Camden Council
Planning – Development Control
Camden Town Hall
London
WC1H 8ND

3 July 2023

Dear Planning,

**FULL PLANNING APPLICATION FOR RE-CLADDING AND FAÇADE REMEDIATION WORKS
BEAUMONT COURT, 1-45 COLLEGE GROVE, LONDON, NW1 0RW
UNITE STUDENTS**

I write on behalf of our client, Unite Students, (the Applicant), to submit a planning application for the re-cladding and façade remediation works at Beaumont Court, 1-45 College Grove, London, NE1 0RW (the Application Site).

Background to Planning Application

Full planning permission was granted on 23rd May 2005 under LPA Ref. 2005/0719/P for:

“Demolition of existing warehouse buildings and erection of a mixed-use building comprising flexible Class B8 and B1c accommodation, 43 cluster flats and three studios for student accommodation”

The permission has been implemented and the building has been in active use as purpose-built student accommodation for some time. Proposed façade works are required in order to remove combustible material from the building envelope to improve the fire safety of the building, and to maintain the aesthetic appeal of the site.

Proposed Works

This application seeks planning permission for:

“Re-cladding and façade remediation works.”

In terms of the proposed works which form part of the full application, these comprise and are detailed on the proposed elevations prepared by Axiom:

- The existing insulated render system in colour white will be replaced with PPC aluminium panels in colour white stone;
- The existing insulated render system in colour grey will be replaced with PPC aluminium panels in colour grey;
- The existing insulated render system in colour sand will be replaced with PPC aluminium panels colour sand RAL 9001; and
- The existing SW timber cladding boards will be replaced with PPC aluminium panels in RAL 8015.

Planning Considerations

As outlined above, the purpose of the proposed re-cladding of the building will allow for the improvement of fire safety measures to the external façade of the building to minimise the risk of fire spread. In accordance with the Fire Safety Act it is proposed to carry out fire safety remedial work to the existing façade in order to remove any combustible material from the building envelope and replace with new, thus achieving compliant EWS1 classification upon completion. It is considered that by providing remediation, the fire safety of the development is being made significantly better, as verified by the fire statement prepared by BB7.

The proposed re-cladding and façade remediation works seek to largely maintain the existing design approach and architectural expression of the block by the replacement of the existing materials with largely matching materials of high-quality finishes. We therefore consider this to be in line with Policy D1 Design the Camden Local Plan (2017) which states that the Council will seek to secure high quality design in development. In accordance with Policy D1, the development proposes high architectural quality and will contribute positively to the area's character and context.

The high-quality of the proposed work's materials and the careful consideration given to the site's context is also deemed to be in line with Part 12 of the National Planning Policy Framework (NPPF) (2021).

Overall, it is important to note that the proposed re-cladding of the building will allow for the improvement of fire safety measures to the façade of Beaumont Court, as well as maintaining the aesthetic appeal of the site and, thus we believe planning permission should be granted.

Content of the Application

The following supporting documents have been submitted via planning portal in support of this application:

- Completed application forms;
- The relevant planning application fee of £462.00;
- This covering letter prepared by ROK Planning;

- Fire Statement prepared by BB7 (dated 29th June 2023);
- Design and Access Statement prepared by Axiom Architects (dated 30th June 2023);
- The following drawings prepared by Axiom Architects:
 - Block Plan and Site Location Plan (drawing no. 5977-P90);
 - Existing Elevations 1 (drawing no. 5977-P100);
 - Existing Elevations 2 (drawing no. 5977-P101);
 - Existing Wall details (drawing no. 5977-P103);
 - Proposed Elevations 1 (drawing no. 5977-P105); and
 - Proposed Elevations 2 (drawing no. 5977-P106).

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Tiahna Joshi (tiahna.joshi@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



Matthew Roe

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