

Application ref: 2023/2746/P
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Date: 12 February 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

ROK Planning
16 Upper Woburn Place
London
WC1H 0AF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Beaumont Court
College Grove
London
NW1 0RW**

Proposal:

Re-cladding and facade remediation works.

Drawing Nos:

Cover Letter (prepared by Rok Planning, dated 03/07/2023); Design and Access Statement (prepared by Axiom Architects, dated 30/07/2023); 5977-P90; 5977-P100; 5977-P101; 5977-P105 Rev. B; 5977-P106; 5977-P107; 5977-P108; 5977-232; Fire Statement (dated 29/06/2023).

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:

5977-P90; 5977-P100; 5977-P101; 5977-P105 Rev. B; 5977-P106; 5977-P107; 5977-P108; 5977-232; Fire Statement (dated 29/06/2023).

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

- 3 Before the relevant part of the work is begun, a sample of the proposed brickwork 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 Policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is a student accommodation block located on the western side of Pancras Way. It is not listed or locally listed and is not located within any conservation area. The Regents Canal Conservation Area is located opposite the site. The host building is also visible from within the Kings Cross St Pancras Conservation Area. To the rear of the site are the Grade II listed buildings at 6-22 Royal College Street.

The proposed works are to re-clad and remediate the façade of the whole building. The façade replacement works would facilitate the removal of combustible material from the exterior of the building to improve its fire safety and to maintain the aesthetic appeal of the site in the long-term since certain elements of the building façade, including the render and wooden cladding, are beginning to degrade.

The proposed new façade materials for the brick slips, PPC aluminium panels, and render are as follows:

- Brick slips: Ibstock Mechslip Leicester (bradgate golden purple);
- PPC aluminium panels: Metallic finish - steel bronze 1;
- PPC aluminium panels: Stone effect - light grey natural concrete;
- Render: Sto render - colour RAL 7035 (light grey);
- Render: Sto render - colour RAL 7010 (tarpaulin grey);
- Render: Sto render - colour RAL 1014 (ivory).

The new façade treatment has been designed to minimise fire spread and to improve the overall aesthetic of the building. The existing building is understood to be at a high risk of uncontrolled fire spread due to the combustibility of the materials used in forming the external walls, including both

the building insulation and external finishes, amongst other issues. The proposed materials would be at least class A2-s1 d0 fire-rated. The proposed materials have been assessed by the Council's Building Control Officer who has confirmed the application is acceptable from a fire safety standpoint. The Health and Safety Executive (HSE) has also assessed the proposals and are content with the design from a fire safety perspective.

The Council's Design Officer has reviewed the replacement finishes and has confirmed they are acceptable in design terms. The Conservation Officer has also reviewed the proposals and has raised no objections subject to confirmation of the exact brick finish, which is secured by condition (condition 3).

There would be no significant amenity impacts due to the nature of the proposals which would not noticeably increase the size, bulk, or massing of the existing building and would not result in any new windows being installed. Thus there would not be considered to be any negative impacts on daylight/sunlight, outlook, and privacy of neighbouring buildings.

No objections have been received prior to 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 A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer