

Application ref: 2023/3992/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Phone: 020 7974 4444

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

PRP
10 Lindsey Street
London
EC1A 9HP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

22-24

St Pancras Way

London

NW1 0NT

Proposal: Removal of cladding for both 22 and 24 St Pancras Way and replacement with new cladding

Drawing Nos: SPW-PRP-ZZ-XX-DR-A-3001, SPW-PRP-ZZ-XX-DR-A-3002, SPW-PRP-22-00-DR-A-1101, SPW-PRP-22-01-DR-A-1102, SPW-PRP-22-02-DR-A-1103, SPW-PRP-22-03-DR-A-1104, SPW-PRP-22-04-DR-A-1105, SPW-PRP-22-05-DR-A-1106, SPW-PRP-22-06-DR-A-1107, SPW-PRP-22-07-DR-A-1108, SPW-PRP-24-00-DR-A-1151, SPW-PRP-24-01-DR-A-1152, SPW-PRP-24-02-DR-A-1153, SPW-PRP-24-03-DR-A-1154, SPW-PRP-24-04-DR-A-1155, SPW-PRP-24-05-DR-A-1156, SPW-PRP-24-06-DR-A-1157, SPW-PRP-24-07-DR-A-1158, SPW-PRP-22-00-DR-A-1201, SPW-PRP-22-01-DR-A-1202, SPW-PRP-22-02-DR-A-1203, SPW-PRP-22-03-DR-A-1204, SPW-PRP-22-04-DR-A-1205, SPW-PRP-22-05-DR-A-1206, SPW-PRP-22-06-DR-A-1207, SPW-PRP-22-07-DR-A-1208, SPW-PRP-24-00-DR-A-1251, SPW-PRP-24-01-DR-A-1252, SPW-PRP-24-02-DR-A-1253, SPW-PRP-24-03-DR-A-1254, SPW-PRP-24-04-DR-A-1255, SPW-PRP-24-05-DR-A-1256, SPW-PRP-24-06-DR-A-1257, SPW-PRP-24-07-DR-A-1258, SPW-PRP-22-XX-DR-A-2101, SPW-PRP-22-XX-DR-A-2102, SPW-PRP-22-XX-DR-A-2103, SPW-PRP-22-XX-DR-A-2104, SPW-PRP-24-XX-DR-A-2151, SPW-PRP-24-XX-DR-A-2152, SPW-PRP-24-XX-DR-A-2153, SPW-PRP-24-XX-DR-A-2154, SPW-PRP-22-XX-DR-A-2201, SPW-PRP-22-XX-DR-A-2202, SPW-PRP-22-XX-DR-A-2203, SPW-PRP-22-XX-DR-A-2204, SPW-PRP-24-XX-DR-A-2251, SPW-PRP-24-XX-DR-A-2252, SPW-PRP-24-XX-DR-A-2253, SPW-PRP-24-XX-DR-A-

2254 (all P03)

Cedral_C21 Walnut Brown, ced-mis-cedral lap, ced-bba_cedral lap etex exteriors-uk 2020, Zinc Factsheet document, Etex_exteriors_coshh_autoclaved-fibre-cement 17/09/19, MDS_prepatinabluegrey_03_EN

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 SPW-PRP-ZZ-XX-DR-A-3001, SPW-PRP-ZZ-XX-DR-A-3002, SPW-PRP-22-00-DR-A-1101, SPW-PRP-22-01-DR-A-1102, SPW-PRP-22-02-DR-A-1103, SPW-PRP-22-03-DR-A-1104, SPW-PRP-22-04-DR-A-1105, SPW-PRP-22-05-DR-A-1106, SPW-PRP-22-06-DR-A-1107, SPW-PRP-22-07-DR-A-1108, SPW-PRP-24-00-DR-A-1151, SPW-PRP-24-01-DR-A-1152, SPW-PRP-24-02-DR-A-1153, SPW-PRP-24-03-DR-A-1154, SPW-PRP-24-04-DR-A-1155, SPW-PRP-24-05-DR-A-1156, SPW-PRP-24-06-DR-A-1157, SPW-PRP-24-07-DR-A-1158, SPW-PRP-22-00-DR-A-1201, SPW-PRP-22-01-DR-A-1202, SPW-PRP-22-02-DR-A-1203, SPW-PRP-22-03-DR-A-1204, SPW-PRP-22-04-DR-A-1205, SPW-PRP-22-05-DR-A-1206, SPW-PRP-22-06-DR-A-1207, SPW-PRP-22-07-DR-A-1208, SPW-PRP-24-00-DR-A-1251, SPW-PRP-24-01-DR-A-1252, SPW-PRP-24-02-DR-A-1253, SPW-PRP-24-03-DR-A-1254, SPW-PRP-24-04-DR-A-1255, SPW-PRP-24-05-DR-A-1256, SPW-PRP-24-06-DR-A-1257, SPW-PRP-24-07-DR-A-1258, SPW-PRP-22-XX-DR-A-2101, SPW-PRP-22-XX-DR-A-2102, SPW-PRP-22-XX-DR-A-2103, SPW-PRP-22-XX-DR-A-2104, SPW-PRP-24-XX-DR-A-2151, SPW-PRP-24-XX-DR-A-2152, SPW-PRP-24-XX-DR-A-2153, SPW-PRP-24-XX-DR-A-2154, SPW-PRP-22-XX-DR-A-2201, SPW-PRP-22-XX-DR-A-2202, SPW-PRP-22-XX-DR-A-2203, SPW-PRP-22-XX-DR-A-2204, SPW-PRP-24-XX-DR-A-2251, SPW-PRP-24-XX-DR-A-2252, SPW-PRP-24-XX-DR-A-2253, SPW-PRP-24-XX-DR-A-2254 (all P03)

Cedral_C21 Walnut Brown, ced-mis-cedral lap, ced-bba_cedral lap etex exteriors-uk 2020, Zinc Factsheet document, Etex_exteriors_coshh_autoclaved-fibre-cement 17/09/19, MDS_prepatinabluegrey_03_EN

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

- 3 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

Informative(s):

1 Reasons for granting permission.

The proposal has been submitted due to the concern regarding fire safety and the building meeting the required HSE standards. Currently the building's façade has non-compliant materials on its façade. The materials include timber cladding, zinc cladding, timber screens and balconies.

Upon consultation with the agent the Council sought to replace these materials with higher performing materials in terms of sustainability and not just ones with similar appearance in line with policy D1 of the 2017 Camden Local Plan.

Amended materials and drawings were submitted that confirmed that the newly proposed materials; Cedral (a form of Fibre Cement) and Rheinzink would replace the previously proposed materials. Not only do these materials fully comply with fire regulations they perform significantly better in terms of sustainability, especially Cedral which had an embodied carbon score 169,644 kg CO₂ lower. In terms of design efforts were made to provide similar appearance to the building and the newly proposed materials successfully preserve the character of the building and Conservation area.

The development is considered to preserve the character and appearance of the Conservation Area. 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.

Due to the nature of the works, which only revolve around the replacement elements of the façade and do not change the dimensions of the building, it is considered that the impact to amenity including outlook, privacy, enclosure and daylight/sunlight would be very limited and therefore is considered acceptable.

One objection has been received prior to making this decision. This objection raised concerns in relation to construction issues with surrounding developments which is not a material planning consideration. The Regents Canal CAAC have been consulted and not commented. The Canal and Rivers Trust have been consulted and have not objected. 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, D1 and D2 of the 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.

- 5 The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents for working close to the waterspace are obtained, and liaise with the Trust's Third Party Work's Engineer for more advice (enquiries.tpwsouth@canalrivertrust.org.uk):
<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>.

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



Daniel Pope
Chief Planning Officer