

Application ref: 2023/3988/P
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Date: 3 May 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

Turley
Brownlow Yard
12 Roger Street
London
WC1N 2JU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**1-11 Grafton Place
London
NW1 1DJ**

Proposal:

Replacement of external building cladding.

Drawing Nos: 1301 - 499, rev P1; 1301 - 510, rev P1; 1301 - 511, rev P1; 1301 - 512, rev P1; 1301 - 513, rev P1; 1301 - 210, rev P1; 1301 - 211, rev P1; 1301 - 212, rev P1; 1301 - 213, rev P1; MHBC-008-SD-RP101_REV01; MHBC-008-SD-RP102_REV01; MHBC-008-SD-RP103_REV01; MHBC-008-SD-RP104_REV00; MHBC-008-SD-RP105_REV01; MHBC-008-SD-RP106_REV00; MHBC-008-SD-SP101_REV02; MHBC-008-SD-SP102_REV02

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: 1301 - 499, rev P1; 1301 - 510, rev P1; 1301 - 511, rev P1; 1301 - 512, rev P1; 1301 - 513, rev P1; 1301 - 210, rev P1; 1301 - 211, rev P1; 1301 - 212, rev P1; 1301 - 213, rev P1; MHBC-008-SD-RP101_REV01; MHBC-008-SD-RP102_REV01; MHBC-008-SD-RP103_REV01; MHBC-008-SD-RP104_REV00; MHBC-008-SD-RP105_REV01; MHBC-008-SD-RP106_REV00; MHBC-008-SD-SP101_REV02; MHBC-008-SD-SP102_REV02

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Reasons for granting permission.

The proposal involves the replacement of the existing cladding used in the façades of each of the building's elevations. The changes to the cladding are required to improve the building's fire safety, and replace all the flammable materials with safer and more suitable materials.

The external appearance of this cladding is not proposed to be changed, with materials of a like-for-like appearance selected. Therefore, the proposed new cladding would be indiscernible compared to the existing situation, with the only potential noticeable difference being the building appearing as more refreshed compared to the existing situation.

Policy A1 on Amenity states in para 6.12 that 'Disturbance from development can occur during the construction phase. Measures required to reduce the impact of demolition, excavation and construction works must be outlined in a Construction Management Plan.' The applicant has agreed to prepare and adhere to a Construction Management Plan in relation to the construction works and has also offered an associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000, which would be secured via a s106 agreement. Implementation of the CMP will minimise the impact of construction

works on the transport network and surrounding properties. Overall, construction effects will be acceptable and will be appropriately mitigated via implementation of the CMP.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections have been received. 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 policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

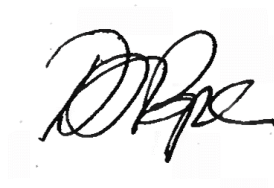
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer