

Application ref: 2024/1976/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Capital Property & Construction Consultants Ltd
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915 High Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Birkenhead Street Estate
Birkenhead Street
London
WC1H 8BL

Proposal: Replacement of external cladding to all elevations on 4 tower blocks and associated works including adaptations to parapet copings, window sills and window returns

Drawing Nos: 1172-LBC-BKH-AL-0-100 Rev P2; 1172-LBC-BKH-AL-0-110 Rev P2; 1172-LBC-BKH-AL-0-111 Rev P2; 1172-LBC-BKH-AL-0-112 Rev P2; 1172-LBC-BKH-AL-0-113; 1172-LBC-BKH-AL-0-120 Rev P2; 1172-LBC-BKH-AL-0-121 Rev P2; 1172-LBC-BKH-AL-0-122 Rev P2; 1172-LBC-BKH-AL-0-123; Rev P2; 1172-LBC-BKH-AL-0-130 Rev P2; 1172-LBC-BKH-AL-0-131 Rev P2; 1172-LBC-BKH-AL-0-132 Rev P2; 1172-LBC-BKH-AL-0-133 Rev P2; 1172-LBC-BKH-AL-0-140 Rev P2; 1172-LBC-BKH-AL-0-141 Rev P2; 1172-LBC-BKH-AL-0-142 Rev P2; 1172-LBC-BKH-AL-0-143; 1172-LBC-BKH-AL-0-210 Rev P3; 1172-LBC-BKH-AL-0-211 Rev P3; 1172-LBC-BKH-AL-0-212 Rev P3; 1172-LBC-BKH-AL-0-213 Rev P3; 1172-LBC-BKH-AL-0-220 Rev P3; 1172-LBC-BKH-AL-0-221 Rev P3; 1172-LBC-BKH-AL-0-222 Rev P3; 1172-LBC-BKH-AL-0-223 Rev P3; 1172-LBC-BKH-AL-0-230 Rev P3; 1172-LBC-BKH-AL-0-231 Rev P3; 1172-LBC-BKH-AL-0-232 Rev P3; 1172-LBC-BKH-AL-0-233 Rev P3; 1172-LBC-BKH-AL-0-240 Rev P3; 1172-LBC-BKH-AL-0-241 Rev P3; 1172-LBC-BKH-AL-0-242 Rev P3; 1172-LBC-BKH-AL-0-243 Rev P3; Design and Access Statement; Safety Data Sheet: Top Coat (Granosil) Rev 1 (SPS Envirowall Total Rendering Solutions); Envirowall Product Photo; Technical Data Sheet: Silicone Topcoat (SPS Envirowall Total Rendering Solutions); Fire Statement Form.

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:

1172-LBC-BKH-AL-0-100 Rev P2; 1172-LBC-BKH-AL-0-110 Rev P2; 1172-LBC-BKH-AL-0-111 Rev P2; 1172-LBC-BKH-AL-0-112 Rev P2; 1172-LBC-BKH-AL-0-113; 1172-LBC-BKH-AL-0-120 Rev P2; 1172-LBC-BKH-AL-0-121 Rev P2; 1172-LBC-BKH-AL-0-122 Rev P2; 1172-LBC-BKH-AL-0-123; Rev P2; 1172-LBC-BKH-AL-0-130 Rev P2; 1172-LBC-BKH-AL-0-131 Rev P2; 1172-LBC-BKH-AL-0-132 Rev P2; 1172-LBC-BKH-AL-0-133 Rev P2; 1172-LBC-BKH-AL-0-140 Rev P2; 1172-LBC-BKH-AL-0-141 Rev P2; 1172-LBC-BKH-AL-0-142 Rev P2; 1172-LBC-BKH-AL-0-143; 1172-LBC-BKH-AL-0-210 Rev P3; 1172-LBC-BKH-AL-0-211 Rev P3; 1172-LBC-BKH-AL-0-212 Rev P3; 1172-LBC-BKH-AL-0-213 Rev P3; 1172-LBC-BKH-AL-0-220 Rev P3; 1172-LBC-BKH-AL-0-221 Rev P3; 1172-LBC-BKH-AL-0-222 Rev P3; 1172-LBC-BKH-AL-0-223 Rev P3; 1172-LBC-BKH-AL-0-230 Rev P3; 1172-LBC-BKH-AL-0-231 Rev P3; 1172-LBC-BKH-AL-0-232 Rev P3; 1172-LBC-BKH-AL-0-233 Rev P3; 1172-LBC-BKH-AL-0-240 Rev P3; 1172-LBC-BKH-AL-0-241 Rev P3; 1172-LBC-BKH-AL-0-242 Rev P3; 1172-LBC-BKH-AL-0-243 Rev P3; Design and Access Statement; Safety Data Sheet: Top Coat (Granosil) Rev 1 (SPS Envirowall Total Rendering Solutions); Envirowall Product Photo; Technical Data Sheet: Silicone Topcoat (SPS Envirowall Total Rendering Solutions); Fire Statement Form.

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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission/consent-

The application relates to the replacement of external cladding to all elevations on four seven-storey multi-occupied residential blocks at the Birkenhead Street

Estate. The works are required in response to changes to fire safety regulations which require all 'relevant buildings' to be externally clad in non-combustible materials.

The proposed works would involve the removal of the existing combustible external wall insulation (EWI) render system and replacement with a fire compliant EWI render system, along with associated adaptations to the parapet copings, windowsill and window returns to accommodate the increased insulation thickness. No other building elements would be affected by the proposal.

The proposed materials would match the existing colour and finish as closely as possible and would be in keeping with the existing appearance of the host building to preserve the character and appearance of the Kings Cross Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Kings Cross Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation. The Health and Safety Executive (HSE) were consulted in order to comment on the submitted Fire Statement and it has been confirmed that HSE is content with the fire safety design of the proposal.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2023.

- 2 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.
- 3 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).

- 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



Daniel Pope
Chief Planning Officer