

REF: MR/AP/R00221

Planning Department
London Brough of Camden
5 Pancras Square
Kings Cross
London
N1C 4AG

6th September 2024

Dear Planning,

**FULL PLANNING APPLICATION FOR RECLADDING AND FAÇADE REMEDIATION WORKS
SOMERSET COURT, ALDENHAM STREET, LONDON, NW1 1AS
UNITE STUDENTS**

I write on behalf of our client, Unite Students, (the Applicant), to submit a planning application for the recladding and façade remediation works at Somerset Court, Aldenham Street, London NW1 1AS (the Application Site).

Background to Planning Application

The application site relates to a five – six storey 'L' shaped building located on Aldenham Street and Werrington Street. The St Mary and St Pancras CoE primary school and childrens centre are located on the lower two floors of the building and student accommodation occupies the upper four storeys of the Werrington Street wing and the upper five storeys of the Aldenham Street wing. The building is not listed and is not within a Conservation Area. Planning permission was granted in 2005 for the redevelopment of the site to erect the current buildings on site. The property provides accommodation to 168 students, offering both en-suite rooms in shared flats and studios. The Main entrance to the building is accessed at ground floor level directly on the corner of both Aldenham and Werrington Street.

To the east on Charlton Street are 5-storey flats/townhouses and beyond on the opposite side of the road is the Polygon Road/Charlton Street open space and the plot 10 community play project. To the east of the site is the Somers Town Community Sports Centre. Beyond the street block to the north, across Aldenham Street, are mansion flats, predominantly 5-storeys high; to the west across Werrington Street is St Aloysius RC Primary School; and to the south, across Polygon Road is a 4-storey block of flats known as Oakshott Court.

The building is currently clad in a diverse range of materials consisting of Face Brick, Insulated Render,

Soft wood timber boarding, Aluminium cladding panels and glazed and aluminium spandrel panels. Relevant planning history is as follows:

LPA ref. 2004/5391/P – Planning permission was granted on 14th March 2005 for *“Demolition of existing buildings and redevelopment of the site by the erection of a six-storey building comprising a replacement primary school on the ground and first floors and 44 student flats above; replacement “Sure Start” accommodation; school car parking; landscaping; and associated external works.”*

LPA ref. 2005/0583/P – Planning permission was granted on 29th March 2005 for *“Erection of two (one 2-storey and a single storey) portacabin-type buildings to accommodate temporary classrooms and “Sure Start” offices during the construction period for proposals for the redevelopment of the site for a replacement school and Sure Start offices, and student accommodation, submitted under App No 2004/5391/P.”*

LPA ref. 2011/0105/P – Planning permission was granted on 7th November 2011 for *“Temporary change of use from student accommodation (Class C3) to provide accommodation for officials and other persons associated with the Olympic and Paralympic Games from 12 July to 07 September 2012 (Sui Generis).”*

Proposed façade works are required in order to remove non-compliant 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:

“Recladding and façade remediation works.”

For the Aldenham Street Elevation, the proposal includes retaining the existing face brickwork (Wall Type B1). Additionally, insulated renders (Wall Types R1 and R3) are proposed to match the existing color. Aluminum panels (Wall Type P1) and window/door frames (Wall Type P2) are also retained as part of the existing structure. The proposal introduces HardiePlank cladding (Wall Type B2) with a wood effect, colored to match the existing appearance.

The Werrington Street Elevation follows a similar approach, maintaining consistent wall types and materials with the Aldenham Street Elevation. This ensures a uniform look across both elevations.

The North East Elevation on Polygon Road also retains the existing face brickwork (Wall Type B1). Insulated renders (Wall Types R1 and R3) are proposed to match the existing color, similar to the Aldenham Street Elevation. Aluminum panels (Wall Type P1) and window/door frames (Wall Type P2) are retained. HardiePlank cladding (Wall Type B2) with a wood effect and color matching the existing appearance is introduced.

Planning Policy Context

The statutory development plan for the application site consists of the Camden Local Plan (2017). Other material considerations include the National Planning Policy Framework (NPPF) 2023, National Planning Practice Guidance (NPPG), the London Plan (2021) and relevant supplementary planning documents, Camden Planning Guidance (2021) documents – Amenity, Design, Housing, Home Improvements, Transport, Employment Sites and Business Premises.

Camden Council are currently consulting on their Regulation 18 Draft New Local Plan. This is the first full consultation stage of the Plan, and the consultation ran until 5pm on 13th March 2024. Following this there will be one further Regulation 19 (publication) stage consultation, with the Plan then being submitted to the Planning Inspectorate for examination. At this time, the emerging policies carry very little weight in the determination of planning applications

Planning Considerations

In line with Local Plan Policy A1 (Managing the Impact of Development), the proposals retain existing structures and materials, such as face brickwork, aluminium panels, and window/door frames, which ensures minimal changes to the current visual outlook and maintains the privacy and daylight access for both occupiers and neighbours. By retaining these elements, the development respects the existing built environment and the character of the local area.

In line with Policy D1 (Design), the use of materials that match existing colors and textures (e.g., insulated renders and HardiePlank cladding with a wood effect) ensures the development respects and complements the local architectural style. The specified materials, such as aluminium panels and HardiePlank cladding, are of high quality and consistent with the local character, ensuring a cohesive and attractive appearance. The use of insulated render indicates an effort to improve the building's thermal efficiency, contributing to climate change mitigation. The materials chosen are durable and adaptable, supporting long-term sustainability and potential future modifications without significant additional impact.

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) (2023).

Overall, it is important to note that the proposed recladding and façade remediation works will allow for the improvement of fire safety measures to the façade of Somerset 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 £578.00;
- This Covering Letter prepared by ROK Planning;
- Sustainable Design and Construction Statement prepared by ROK Planning;
- Fire Statement prepared by Design Fire Consultants;
- Design and Access Statement prepared by Axiom Architects;
- The following drawings prepared by Axiom Architects:
 - Block and Site Location Plan (Drawing No. 6235-P90);
 - Existing Elevations – Sheet 1 (Drawing No. 6235-P100);
 - Existing Elevations – Sheet 2 (Drawing No. 6235-P101);
 - Proposed Elevations – Sheet 1 (Drawing No. 6235-P104); and
 - Proposed Elevations – Sheet 2 (Drawing No. 6235-P105).

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 Aidan Payne (aidan.payne@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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