

Application ref: 2024/4156/P
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Date: 2 December 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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Quod
21 Soho Square
London
W1D3QP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

Taplow and Dorney
Adelaide Road and Bray and Burnham
Fellows Road
London NW3

Proposal:

Replacement of ground floor window with new door on west elevation of Bray Tower to provide access to TRA Room including concrete steps, paving, steel railing and handrail; and replacement canopies to entrances of Taplow, Burnham, Bray and Dorney Towers.

Drawing Nos: Cover letter prepared by Quod dated 23rd September 2024;

259493-ARUP-T1-ZZ-DR-YC-: 5600 P02; 5601 P02; 5602 01; 5603 01; 5604 01; 5605 01;

259493-ARUP-T1-ZZ-DR-YC-1001 01;

259493-ARUP-T2-ZZ-DR-YC-: 5600 01; 5601 01; 5602 01; 5603 01; 5604 01; 5605 01; 5606 01; 5607 01

259493-ARUP-T3-GF-DR-YC-: 3008 P02; 3010 02; 5226 P02;

259493-ARUP-T3-ZZ-DR-YC-: 5600 01; 5601 01; 5602 01; 5603 01; 5604 01; 5605 01

259493-ARUP-T4-ZZ-DR-YC-: 5600 01; 5601 01; 5602 01; 5603 01; 5604 01; 5605 01

259493-ARUP-T3-ZZ-DR-YC-5606 P01; 259493-ARUP-T0-ZZ-DR-YC-5606 P01;

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

259493-ARUP-T1-ZZ-DR-YC-: 5600 P02; 5601 P02; 5602 01; 5603 01; 5604 01; 5605 01;

259493-ARUP-T1-ZZ-DR-YC-1001 01;

259493-ARUP-T2-ZZ-DR-YC-: 5600 01; 5601 01; 5602 01; 5603 01; 5604 01; 5605 01; 5606 01; 5607 01

259493-ARUP-T3-GF-DR-YC-: 3008 P02; 3010 02; 5226 P02;

259493-ARUP-T3-ZZ-DR-YC-: 5600 01; 5601 01; 5602 01; 5603 01; 5604 01; 5605 01

259493-ARUP-T4-ZZ-DR-YC-: 5600 01; 5601 01; 5602 01; 5603 01; 5604 01; 5605 01

259493-ARUP-T3-ZZ-DR-YC-5606 P01; 259493-ARUP-T0-ZZ-DR-YC-5606 P01;

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

Informative(s):

- 1 Reason for granting permission

Consent is sought for replacement canopies to the entrances of four tower blocks on the Chalcots Estate (Taplow, Burnham, Bray and Dorney). A total of three canopies would be replaced on the Burnham tower, whilst the rest of the towers would each have two canopies replaced. The new canopies would be constructed with PPC aluminium rainscreen panels and finished in dark bronze and would include directional lighting fitted flush with the soffit. The proposed light on the underside of the canopy would be fitted with a motion sensor. The existing canopies are corrugated aluminium metal and finished in grey. The proposed material and colour finish would ensure a consistent design with the other doors and windows on the towers, that were previously approved under application ref. 2021/0191/P. As all the tower block entrances are recessed between the sides of the tower, the canopies would only be viewed face on. The size and bulk of the canopies is considered appropriate in relation to the tower blocks and their inset location.

The drawings show illuminated signage indicating the names of each tower. Class 2C of Part 1 of Schedule 3 of the Advertisement Regulations 2007 (as amended) allows the display of illuminated signage relating to blocks of flats. However, one of the conditions of this class is that "not more than one advertisement is permitted in respect of each premises or, in the case of premises with entrances on different road frontages, one advertisement at each of two such entrances". As one of the blocks has three entrance canopies, the signs do not fall within deemed consent and express consent will be required. An informative confirming advertisement consent would be required will be added to the decision notice.

Consent is also sought to replace a window with a door to the tenants' (TRA) hall at the base of Bray Tower. The new door will be made from anodised aluminium and finished in dark bronze. In addition, there would be new concrete steps, tactile paving, steel railings and handrail which would be made from steel and finished with a dark bronze polyester powder coating. Step free access into the TRA room is already provided via two existing ramps into Bray tower (to the western and eastern entrance). The proposed door would provide an external access into the TRA room in addition to the existing internal access. An access ramp providing direct external access to the TRA hall was considered but such a ramp would have obstructed the existing ventilation through air bricks and vents at the base of the building. The feasibility of an additional ramp was also constrained by the existing forecourt and the location of the existing entrance ramp. Given these constraints, it is accepted that a more inclusive design approach is not feasible in this instance.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies D1, C2, C6 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2021.

- 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.

- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 for the signage to the canopies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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