

Application ref: 2024/5016/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 10 January 2025

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

FR Consultants
Spring Lodge
172 Chester Road
Helsby
WA6 0AR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
30 Oval Road
London
Camden
NW1 7DE

Proposal:

Replacement of the existing render/cladding system and timber decking to all elevations to ensure fire safety compliance.

Drawing Nos: Site location plan; FRC3536-PL01 Rev.P1; FRC3536-PL02 Rev.P1; FRC3536-PL03 Rev.P1; FRC3536-PL04 Rev.P1; FRC3536-PL05 Rev.P1; FRC3536-PL06 Rev.P1; FRC3536-PL07 Rev.P1; FRC3536-PL08 Rev.P1; FRC3536-PL09 Rev.P1; FRC3536-PL10 Rev.P1; FRC3536-PL11 Rev.P1; FRC3536-PL12 Rev.P1; FRC3536-PL13 Rev.P1; FRC3536-PL14 Rev.P1; FRC3536-PL15 Rev.P1; FRC3536-PL16 Rev.P1; FRC3536-PL17 Rev.P1; FRC3536-PL18 Rev.P1; FRC3536-PL19 Rev.P1; FRC3536-PL20 Rev.P1; FRC3536-PL21 Rev.P1; FRC3536-PL22 Rev.P1; Heritage, design and access statement Rev.A dated 2/12/24 and Fire statement.

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:

Site location plan; FRC3536-PL01 Rev.P1; FRC3536-PL02 Rev.P1; FRC3536-PL03 Rev.P1; FRC3536-PL04 Rev.P1; FRC3536-PL05 Rev.P1; FRC3536-PL06 Rev.P1; FRC3536-PL07 Rev.P1; FRC3536-PL08 Rev.P1; FRC3536-PL09 Rev.P1; FRC3536-PL10 Rev.P1; FRC3536-PL11 Rev.P1; FRC3536-PL12 Rev.P1; FRC3536-PL13 Rev.P1; FRC3536-PL14 Rev.P1; FRC3536-PL15 Rev.P1; FRC3536-PL16 Rev.P1; FRC3536-PL17 Rev.P1; FRC3536-PL18 Rev.P1; FRC3536-PL19 Rev.P1; FRC3536-PL20 Rev.P1; FRC3536-PL21 Rev.P1; FRC3536-PL22 Rev.P1; Heritage, design and access statement Rev.A dated 2/12/24 and Fire statement

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials (including the render system, insulation, cladding, soffits, decking, and canopy details) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding the approved drawings; this permission solely relates to the replacement of the facade materials with non combustible materials. No further works to the building are hereby approved.

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

Informative(s):

- 1 Reasons for granting permission:

The development is similar to that approved under planning ref. 2020/5210/P. Following advice from their fire engineer, the new proposal now includes replacement of the aluminium strip between the fourth and fifth floors and all other aspects remain the same as previously approved.

This application seeks approval for the replacement of the combustible façade details (to include the render systems, insulation behind the curtain walling, timber cladding and the timber material from the balconies including decking) with non combustible alternatives. Nearly all elevations will be affected by the change which comes about to ensure Fire safety compliance. The building was originally a Victorian industrial building prior to undergoing redevelopment works in 2010 to convert the building into residential units. The building is within the Regents Canal conservation area.

Whilst the detail of the exact replacement material is not included within this application, the proposals include to match the existing finishes of the building just with non combustible façade treatment. Therefore, the proposals seek to match and maintain the external appearance of the building in terms of colour and texture. However, the only exceptions to this would be the proposed timber non combustible material which would not have the same texture as timber as it would have an imitation wood grain effect. Whilst the visual appearance of the material would be the same, the detail of the timber would be difference. In addition, the timber decking will be replaced with an aluminium composite decking system which is non-combustible. The decking material is not visible from street level and unlikely to harm the character of the building. However, the new non combustible systems will be fully in accordance with the Building Control requirements. As the colour and external appearance of the timber element would be similar to that on the existing building or with limited visibility, it is not considered that these amendments would harm the character nor appearance of the host property nor the wider conservation area.

As stated, the exact detail of the material is not included within this application due to the tender package still required to be undertaken. Therefore, a condition is recommended to ensure that the detail of the facing materials is submitted for approval prior to the implementation of that element of the works. This will ensure that the proposal matches that of the existing building and maintains the architectural integrity of the building. The proposal is considered to be acceptable in terms of its design as the replacement materials on a like for like basis would not harm the character and appearance of the host property nor the wider streetscene in accordance with policies D1 and D2 of the Camden Local Plan 2017.

Due to the nature of the proposed works relating to the replacement of the external materials, the works are not considered to result in harm to the amenity of neighbouring occupants in terms of sense of enclosure, overlooking, loss of privacy or loss of daylight/sunlight. As such, the proposal is in accordance with policy A1 of the Camden Local Plan 2017.

No objections were received during the statutory consultation period. The planning history of the site was taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance 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 2024.

- 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 Biodiversity Net Gain (BNG) Informative (1/2):
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain

Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer