

Application ref: 2019/2725/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 3 April 2020

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

PPM Planning Limited
185 Casewick Road
West Norwood
London
SE270TA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**50-60 Southampton Row
London
WC1B 4AR**

Proposal:

Replacement cladding to all elevations

Drawing Nos: L(EX) 000; L(EX)013 A; L(EX)014 A; L(EX)015 A; L(EX)016 A; L(EX)017 A; L(EX)018 A; L(--)013; L(--)014; L(--)015; L(--)016; L(--)017; L(--)018; BRE Global Test Report by BRE dated 29/6/17; letter from BRE Global dated 11/1/18; ALUCOBOND A2 Technical Data Sheet by 3A Composites; fire safety supporting letter from Jurys Inn (received 17/7/19); Architectural specification and photograph of same received 18/7/19.

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:

L(EX) 000; L(EX)013 A; L(EX)014 A; L(EX)015 A; L(EX)016 A; L(EX)017 A; L(EX)018 A; L(--)013; L(--)014; L(--)015; L(--)016; L(--)017; L(--)018; BRE Global Test Report by BRE dated 29/6/17; letter from BRE Global dated 11/1/18; ALUCOBOND A2 Technical Data Sheet by 3A Composites; fire safety supporting letter from Jurys Inn (received 17/7/19); Architectural specification and photograph of same received 18/7/19..

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the replacement of the existing cladding on all elevations. It is noted although the site is not located within a conservation area, it is adjacent to the Kingsway and Bloomsbury Conservation Areas. It is also opposite Victoria House which is Grade II listed and Central St Martins School of Arts and Design which is Grade II*. Given that the existing cladding will not increase the footprint it covers on the building and that the new cladding will have an identical appearance to the existing it is not considered to detract from the character and appearance of the host property, streetscene, setting of the neighbouring conservation areas or setting of the listing buildings in close proximity. A sample has been viewed by the Council's Conservation Officer and they've raised no objection.

The applicant has demonstrated that the new cladding would meet fire safety regulations if installed correctly. Building Control Officers have raised no objection following the submission of further information on fire safety and the applicant is reminded that cladding safety tests are colour sensitive.

By virtue of the nature of the works and the proximity from residential occupants, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, overlooking, loss of privacy or a sense of enclosure. However, Highways Officers have identified that the site will be difficult to service as Southampton Row and Theobalds Road both form part of the strategic road network and loading and unloading is not permitted from the kerbside. A construction management plan (CMP) and a CMP implementation support contribution of £7,565 will therefore be secured via a legal agreement.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

Special regard has been given to the desirability of preserving or enhancing the character and 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 (ERR) 2013.

No objections have been received prior to making this decision. 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, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 5 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 London Borough of Camden 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.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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)

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- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer