

<b>Address:</b>	<b>Taplow, Burnham, Bray, Dorney and Blashford Towers</b> <b>Chalcots Estate</b> <b>Swiss Cottage</b> <b>London</b> <b>NW3</b>		<b>No.2</b>
<b>Application Number(s):</b>	2018/0503/P	<b>Officer: Seonaid Carr</b>	
<b>Ward:</b>	Belsize		
<b>Date Received:</b>	<b>29/01/2018</b>		
<b>Proposal: Replacement of windows and cladding of the five tower blocks (Taplow, Burnham, Bray, Dorney and Blashford) at the Chalcots Estate with a solid aluminium panel facade and associated external works.</b>			
<b>Background Papers, Supporting Documents and Drawing Numbers:</b>			
<b>Supporting Documents:</b> Cover letters (15 March 2018 and 21 March 2018); Design and Access Statement (January 2018) and addendum (March 2018); Outline specifications (259493-ARUP-ZZ-DOC-SPE-0001 March 2018); Construction Management PlanV4 (4 <sup>th</sup> April 2018); Pre-construction information; Planning Statement (Q080621 January 2018);			
<b>Drawing Numbers:</b> Existing: 114_001 Rev_C, 114_020 Rev_B, 114_021 Rev_B, 114_022 Rev_B, 114_023 Rev_B, 114_024 Rev_B, 114_025 Rev_B, 114_026 Rev_B, 114_027 Rev_B, 114_028 Rev_B, 114_030 Rev_B, 114_031 Rev_A, 114_032 Rev_A, 114_033 Rev_A, 114_034 Rev_A, 114_035 Rev_A, 114_036 Rev_A, 114_037 Rev_A, 114_038 Rev_A, 114_039 Rev_A, 114_040 Rev_B, 114_041 Rev_A, 114_042 Rev_A, 114_043 Rev_A, 114_044 Rev_A, 114_045 Rev_A, 114_046 Rev_A, 114_047 Rev_A, 114_048 Rev_A, 114_049 Rev_A, 114_050 Rev_B, 114_051 Rev_B, 114_052 Rev_B, 114_053 Rev_B, 114_054 Rev_B, 114_055 Rev_B, 114_056 Rev_B, 114_057 Rev_B, 114_058 Rev_B, 114_059 Rev_B, 114_060 Rev_B, 114_061 Rev_B, 114_062 Rev_B, 114_063 Rev_B, 114_064 Rev_B, 114_065 Rev_B, 114_066 Rev_B, 114_067 Rev_B, 114_068 Rev_B, 114_069 Rev_B, 114_070, 114_071, 114_072, 114_073, 114_074.			
Proposed: 259493-ARUP-T1-ZZ-DR-YC-3001, 259493-ARUP-T1-ZZ-DR-YC-3002, 259493-ARUP-T1-ZZ-DR-YC-3003, 259493-ARUP-T1-ZZ-DR-YC-3101, 259493-ARUP-T1-ZZ-DR-YC-3211, 259493-ARUP-T1-ZZ-DR-YC-3212, 259493-ARUP-T1-ZZ-DR-YC-3213, 259493-ARUP-T1-ZZ-DR-YC-3214, 259493-ARUP-T1-ZZ-DR-YC-3215, 259493-ARUP-T1-ZZ-DR-YC-3216, 259493-ARUP-T1-ZZ-DR-YC-3217, 259493-ARUP-T1-ZZ-DR-YC-5201, 259493-ARUP-T2-ZZ-DR-YC-3001, 259493-ARUP-T2-ZZ-DR-YC-3002, 259493-ARUP-T2-ZZ-DR-YC-3003, 259493-ARUP-T2-ZZ-DR-YC-3101, 259493-ARUP-T2-ZZ-DR-YC-3211, 259493-ARUP-T2-ZZ-DR-YC-3212, 259493-ARUP-T2-ZZ-DR-YC-3213, 259493-ARUP-T2-ZZ-DR-YC-3214, 259493-ARUP-T2-ZZ-DR-YC-3215, 259493-ARUP-T2-ZZ-DR-YC-3216, 259493-ARUP-T2-ZZ-DR-YC-3217, 259493-ARUP-T2-ZZ-DR-YC-5201, 259493-ARUP-T3-ZZ-DR-YC-3001, 259493-ARUP-T3-ZZ-DR-YC-3002, 259493-ARUP-T3-ZZ-DR-YC-3003, 259493-ARUP-T3-ZZ-DR-YC-3101, 259493-ARUP-T3-ZZ-DR-YC-3211, 259493-ARUP-T3-ZZ-DR-YC-3212, 259493-ARUP-T3-ZZ-DR-YC-3213, 259493-ARUP-T3-ZZ-DR-YC-3214, 259493-ARUP-T3-ZZ-DR-YC-3215, 259493-ARUP-T3-ZZ-DR-YC-3216, 259493-ARUP-T3-ZZ-DR-YC-3217, 259493-ARUP-T3-ZZ-DR-YC-5201, 259493-ARUP-			

T4-ZZ-DR-YC-3001, 259493-ARUP-T4-ZZ-DR-YC-3002, 259493-ARUP-T4-ZZ-DR-YC-3003, 259493-ARUP-T4-ZZ-DR-YC-3101, 259493-ARUP-T4-ZZ-DR-YC-3211, 259493-ARUP-T4-ZZ-DR-YC-3212, 259493-ARUP-T4-ZZ-DR-YC-3213, 259493-ARUP-T4-ZZ-DR-YC-3214, 259493-ARUP-T4-ZZ-DR-YC-3215, 259493-ARUP-T4-ZZ-DR-YC-3216, 259493-ARUP-T4-ZZ-DR-YC-3217, 259493-ARUP-T4-ZZ-DR-YC-5201, 259493-ARUP-T5-ZZ-DR-YC-3001, 259493-ARUP-T5-ZZ-DR-YC-3002, 259493-ARUP-T5-ZZ-DR-YC-3003, 259493-ARUP-T5-ZZ-DR-YC-3101, 259493-ARUP-T5-ZZ-DR-YC-3211, 259493-ARUP-T5-ZZ-DR-YC-3212, 259493-ARUP-T5-ZZ-DR-YC-3213, 259493-ARUP-T5-ZZ-DR-YC-3214, 259493-ARUP-T5-ZZ-DR-YC-3215, 259493-ARUP-T5-ZZ-DR-YC-3216, 259493-ARUP-T5-ZZ-DR-YC-5201, 259493-ARUP-T5-ZZ-DR-YC-5221, 259493-ARUP-TZ-ZZ-DR-YC-5211, 259493-ARUP-TZ-ZZ-DR-YC-5212, 259493-ARUP-TZ-ZZ-DR-YC-5215, 259493-ARUP-TZ-ZZ-DR-YC-5221, 259493-ARUP-TZ-ZZ-DR-YC-5222.

**RECOMMENDATION SUMMARY: Grant condition planning permission**

**Applicant:**

C/O Agent

**Agent:**

Quod  
Ingeni Building  
17 Broadwick Street  
London  
W1F 0AX

## OFFICERS' REPORT

**Reason for Referral to Committee: Major development which is an application for Council Own Development [Clause 3(VIII)]; and in the view of the Director of Regeneration and Planning should be considered by the Committee [Clause 4].**

### 1 BACKGROUND

- 1.1 Following the Grenfell fire in June 2017 the Ministry of Housing, Communities and Local Government (MHCLG), formerly the Department for Communities and Local Government (DCLG), and the Building Research Establishment (BRE) have introduced a programme of testing of various cladding systems.
- 1.2 Camden undertook investigations in June 2017 and identified that the outer tile of the cladding system on the five Chalcots Estate blocks in Camden was an aluminium composite material (ACM). The outer tile was a sandwich of two aluminium sheets with a central core of polyethylene material. The cladding system included rock-wool insulation underneath the outer ACM tile which is non-combustible. It is the internal polyethylene core of the tile which does not sufficiently resist the spread of flame, meaning this type of ACM tile is not appropriate for buildings the height and type of the Chalcots Estate blocks.
- 1.3 Camden Council was the first landlord to have its cladding tile tested by the BRE in June 2017 and the Council immediately committed to removing the cladding system from all five blocks as soon as the BRE indicated that the tile had failed their tests. Camden has now completed the removal of the cladding system across the five blocks.
- 1.4 In order to ensure that the same levels of thermal insulation and water resistance are maintained as provided by the prior cladding system, Camden needs to procure and install a new long-term replacement cladding system for the exterior of the blocks. Hence the submission of this planning application.
- 1.5 Upon initial submission the application was solely for the installation of new cladding to all blocks. However since submission, investigations have continued into the condition of the external envelope of the buildings and the consultant engineers appointed as part of the design team have had an opportunity to open up further areas of the curtain wall to determine its condition.
- 1.6 The curtain wall system is the metal structure that contains the windows and the insulation panel beneath the window. It is attached to the main concrete structure of the buildings.
- 1.7 Detailed design work on the new cladding system has found that the standard of workmanship within the curtain wall assembly is variable. The most significant observations relate to structural fixing irregularities, sill heights that do not meet the regulatory minimum guidance, failed hardware to window systems and the presence of unsatisfactory material behind fixing brackets and spandrel panels. To ensure the removal of all combustible materials it will be necessary to remove the existing curtain walling on all five towers. In replacing the curtain wall system a better insulated envelope will also be achieved. The need to replace the curtain wall system requires replacement of windows across the five towers. Therefore the application was amended to include the replacement of windows.
- 1.8 Planning Committee is in effect required to consider this application on the same footing as any other application, notwithstanding the fact that it concerns Council

owned property. Hence in determining this application, as with any other application, Planning Committee must base its decision solely on planning considerations - it cannot take into account or base any reason for approval or refusal on a consideration not relevant to planning. In making its decision, the Committee is required to have regard to the provisions of its Development Plan (Camden's 2017 Local Plan and the London Plan 2016 and associated policies and guidance). The determination must be made in accordance with the Plan unless material considerations indicate otherwise.

1.9 Therefore notwithstanding the exceptional circumstances around this application, as a matter of law Planning Committee's assessment of the application can only consider planning issues. Building regulations prescribe very detailed design and construction standards for buildings to ensure health and safety (including fire safety) of people in or about those buildings. Therefore precise details of how a development is actually built, quality of work, whether it is safe, or the extent to which it resists spread of fire, are all primarily matters for Building control rather than planning control. Nevertheless there is some overlap between the two regimes. One illustration of this overlap is that Policy D11(Fire Safety) of the draft New London Plan states development must achieve the highest fire safety standards and incorporate appropriate features to reduce risk to life in the event of fire. However it should be noted it would be advisable to accord draft Policy D11 only limited weight at this stage taking account of the fact that it has yet to be adopted. It is also relevant that the draft Policy covers matters in respect of which Building Regulations already impose such extensive control (fire safety).

1.10 Residents' consultation responses to the application should of course be taken into account by the Planning Committee in accordance with the usual procedures. However as a background consideration it is worth noting that the Council in its corporate capacity has also undertaken extensive consultation with residents and continues to do so. Whilst the Council as planning authority has a legal duty to determine any application in the form it is submitted, the content of the application has been shaped by resident consultation which is ongoing. Planning officers have also worked with officers representing the Council as landlord, and Building Control officers, to ensure the application seeks to address all key issues and concerns.

## 2 SITE

2.1 The application site covers an area of approximately 1.27 hectares (12,700 sqm). The site relates to five tower blocks which form part of the Chalcots estate; Taplow, Burnham, Bray, Dorney and Blashford.

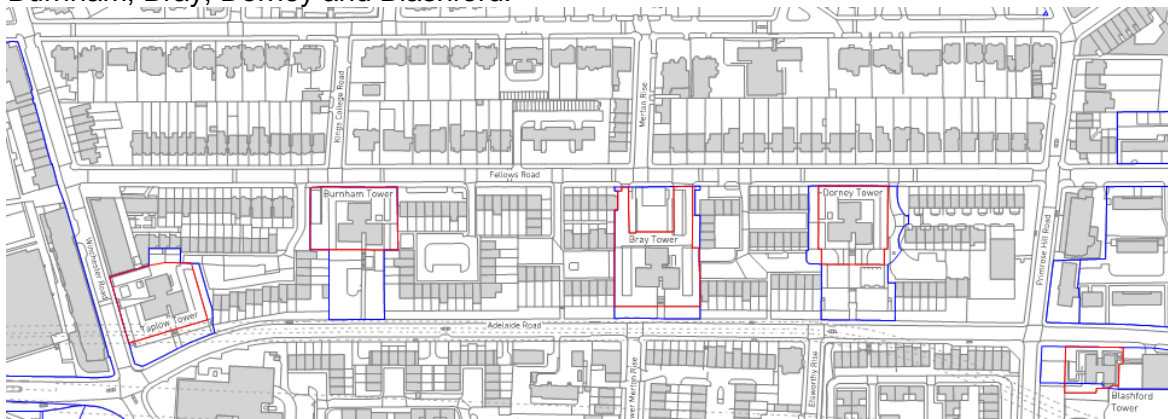


Figure 1 – The existing site

- 2.2 Four of the existing towers; Taplow, Burnham, Bray and Dorney are 23 storeys in height. These towers are identical in plan with three wings arranged around a circulation core. The ground and first floors of the buildings are faced in a brick outer skin with the 2<sup>nd</sup> to 22<sup>nd</sup> floors previously being clad in rainscreen cladding, which has since been removed.
- 2.3 The final tower, Blashford is lower in height at 19 storeys. The plan form of this tower is H-shaped with a central core. Blashford has a subtle design difference to the other four towers, with glazed corners rather than solid. The ground floor is faced with a brick outer skin with the upper floors previously clad in rainscreen cladding which has also been removed.
- 2.4 The site itself is not located within a Conservation Area, however there are a number of Conservation Areas within the locality. Belsize Park Conservation Area is located to the north on the opposite side of Fellows Road. Elsworth Conservation Area is to the south to the opposite side of King Henry's Road, some 150m from the estate. In the wider area, Eton Conservation Area is located some 160m from the nearest tower, and Blashford and Primrose Hill Conservation Area is some 380m to the south east from Blashford tower.



Figure 2 – Location of Conservation Areas, towers infilled in red

- 2.5 The site does not contain any listed or locally listed buildings, nor do any adjoin the site.

### 3 THE PROPOSAL

- 3.1 As noted above when originally submitted the application was solely for the installation of new cladding to all five tower blocks. However the application was amended during the course of the works, this was primarily to include the replacement of windows however there were a range of minor alterations which included:
- An increase in the build up of the cladding by 300mm to satisfy thermal performance;
  - Position of cavity barriers amended with respect to structural slab;
  - Boiler flue positions revised to match the as-build position;

- A vertical band of cladding with a slimmer build-up is necessary where the rainscreen is adjacent to the smoke vents (AOVs) in the recessed areas of the building.
- 3.2 With regard to the cladding, the towers would be clad in solid aluminium PPC panel system with non-combustible mineral wool insulation in the cavity between the cladding and the existing concrete walls. The proposed cladding would be coloured in RAL 9002 which is a Grey White colour.
- 3.3 On all five towers all windows above the brick plinths will be replaced. To the towers of Bray, Burnham, Dorney and Taplow the proposed new windows would be largely the same as the existing in terms of formation. The window frame level will be raised by 40mm to accommodate internal cill heights of 800 above finished floor level.
- 3.4 To Blashford tower, the new windows would take a slightly different configuration bringing them in line with the remaining four towers. These alterations would include the introduction of a vertical glazing bar to the wider windows, and not replicating an additional horizontal glazing bar to the narrower windows.
- 3.5 The fenestration changes proposed are still subject to ongoing consultation discussions with occupiers. If an alteration to the opening method or glazing bars is required, this is something that could be dealt with via a minor or non-material amendment to the application.

#### **4 RELEVANT HISTORY**

- 4.1 **2003/3488/P(Blashford), 2003/3489/P(Dorney), 2003/3490/P(Taplow), 2003/3492/P(Bray) and 2003/3491/P (Burnham)** 5 planning permissions were granted in 2004, one for each tower for alteration and refurbishment works to each tower including new cladding, windows, alterations to entrances and some reconfiguration of units.

#### **5 CONSULTATION SUMMARY**

##### **STATUTORY**

##### **5.1 London Fire Brigade**

- Responded to say they are unable to comment on this as this is a building control matter.

##### **Local groups/stakeholders**

##### **5.2 Belsize CAAC**

- Responded with no objection

##### **5.3 Eton CAAC**

- We can find no reason to objection to this application.

##### **Adjoining Occupiers**

- 5.4 Site notices were displayed around the estate on 02<sup>nd</sup> February expiring 22<sup>nd</sup> February. A press advert was placed in the Ham&High on 01<sup>st</sup> February expiring 22<sup>nd</sup> February.

- 5.5 A second consultation was undertaken due to the inclusion of replacement windows. Therefore site notices were displayed around the estate 15<sup>th</sup> March expiring 05<sup>th</sup> April. A press advert was placed in the Ham&High on 15<sup>th</sup> March expiring 05<sup>th</sup> April.
- 5.6 To date no objections have been received from residents from either planning consultation.

## **6 POLICIES & Guidance**

### **6.1 National Planning Policy Framework 2012**

### **6.2 NPPG**

### **6.3 The London Plan 2016**

### **6.4 The Draft New London Plan**

### **6.5 Mayor's Supplementary Planning Guidance**

### **6.6 Camden Local Plan (2017)**

- G1 Delivery and location of growth
- C1 Health and wellbeing
- C6 Access for all
- A1 Managing the impact of development
- A4 Noise and Vibration
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- T4 Sustainable movement of goods and materials

### **6.7 Supplementary Planning Policies**

#### Camden Planning Guidance (2013)

- CPG 1 Design
- CPG 3 Sustainability
- CPG 6 Amenity
- CPG 7 Transport

## **ASSESSMENT**

The principal considerations material to the determination of this application are considered in the following sections of this report:

<b>7</b>	<b>Consultation and Procedure</b>
<b>8</b>	<b>Principle of Development</b>
<b>9</b>	<b>Conservation</b>
<b>10</b>	<b>Design</b>
<b>11</b>	<b>Impact on neighbouring amenity</b>

<b>12</b>	<b>Sustainable design and construction</b>
<b>13</b>	<b>Transport</b>
<b>14</b>	<b>CIL</b>
<b>15</b>	<b>Conclusion</b>
<b>16</b>	<b>Recommendations</b>
<b>17</b>	<b>Legal comments</b>
<b>18</b>	<b>Conditions – planning application</b>
<b>19</b>	<b>Informatives</b>

## **7 Consultation and procedure**

### Consultation

- 7.1 This planning application as with any other application has been subject to its own consultation as set out in section 5 of this report. However in addition to that statutory consultation, the Council as applicant has made it clear that the content of the application has been shaped by resident engagement to ensure residents' views are taken into account. Therefore the applicant has worked with residents to identify their priorities and preferences with a series of information and consultation events for residents to learn and feedback on the proposals. The applicant is continuing to engage with residents on the more detailed elements of the proposals, such as glazing options and method of window opening.

### Procedure

- 7.2 As noted in the Background section of this report, as a matter of law this application has been treated as any other planning application in accordance with the legal duty to assess any application in the form it is submitted against local, regional and national planning policies as per usual. The final planning decision will rest with the Planning Committee who are legally bound to base their decision on planning considerations.

## **8 Principle of Development**

- 8.1 There is no in-principle planning objection to the cladding of the towers. The cladding of the towers will improve the energy performance of the building, whilst maintaining the building and its appearance. Policy D11 (Fire Safety) of the draft New London Plan notes development proposals must achieve the highest standards of fire safety and ensure appropriate features are incorporated into the design of development to reduce the risk to life in the event of a fire and construction in an appropriate way to minimise the rise of fire spread. Although the new London Plan has not formally been adopted at this time it is considered to hold limited weight.
- 8.2 Although the primary regulatory control in this matter is through the Building Regulations, the proposed cladding's impact on the fire safety of the building is nonetheless considered acceptable and controllable under the Building Regulations in accordance with draft policy D11 and as confirmed by the Council's Building Control. Furthermore, the London Fire Brigade consider this issue a Building Regulations



matter, and have declined to comment on the planning application. The choice of cladding has been driven by the requirement of the material to be inert, meaning it resists the surface spread of flame. The proposed cladding, solid aluminium PPC panels, fully adheres to the requirements of Euroclass Class A1/A3 or 'non-combustible'.

- 8.3 The Council's Building Control officers have been working with the applicant during the project process. Building Control officers have confirmed the proposal for solid aluminium PPC panels is acceptable under the Building Regulations. Building Control have also been working with the design team on the tender detail for the works to ensure they will comply or exceed requirements of the Building Regulations. Although not within the remit of the planning application, Building Control have also asked that any cladding solution forms part of a "fire strategy" for the building that has been designed by a fire engineer. An informative is also recommended highlighting the need for separate approval under the Building Regulations.

## 9 Conservation

- 9.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") is relevant. Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 9.2 The effect of this section is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 12). This section of the report assesses the harm to heritage assets from the proposal. The balance of the harm and the benefits from the proposed scheme is discussed in the conclusion.
- 9.3 Camden Local Plan policy D2 and CPG1 (Design) are relevant with regards to conservation. Policy D2 point g. notes that the Council will resist development outside of a conservation that causes harm to the character or appearance of that conservation area.
- 9.4 As noted above the application site is not located within a Conservation Area, however there are a number of Conservation Areas within the locality, from which views of the towers are experienced.
- 9.5 Given the proposed colour and arrangement of the cladding which would be a Grey White, it would not appear significantly different to the previous cladding. Officers consider that the proposed cladding and windows would sit well within the surrounding context and when viewed in long views blends well with the skyline.
- 9.6 It is therefore considered that no harm would be caused to the character and appearance of the conservation areas and the proposal would be in accordance with the objectives of D2.

## 10 Design

- 10.1 Camden Local Plan Policy D1 seeks to secure high quality design which reflects the local context and character. The policy outlines a range of criteria that will be sought in development proposals.
- 10.2 Policy D1 refers to tall buildings, however this is in the context of the development being for a tall building rather than an alteration to an existing tall building and is therefore not applicable to this proposal.
- 10.3 The proposed cladding would be similar in appearance to the previous cladding and of a similar colour, and would therefore respect the context and character of the locality, in accordance with the objectives of Policy D1.
- 10.4 With regard to the replacement windows which is a result of a requirement to replace the curtain walling system, the new windows would largely be of a similar design to the existing windows and would be of a metal construction as with the existing windows.
- 10.5 Although there would be some minor alteration to the formation of windows with the introduction of mullions and transoms in new locations, the proposed windows would provide total consistency with the pattern and proportions of the windows and the mullions and transoms across the facades. What is important is the slenderness of the glazing bars and frames given there will be more solid surface area in the window than before. Final details of the windows will be secured via condition.
- 10.6 It is considered that the character and appearance of the building would be largely in keeping with the current building as a result of replacing the windows and as such the development is considered to respect the local context and character.
- 10.7 It is understood that the applicant (the Council) is still engaging with residents about the operating mechanism and that 4 options are being considered: bottom hung open inwards; top hung open outwards; tilt & turn inwards; and tilt & turn outwards. The 4 options can all be achieved with the same window, the replacement windows are generic and can be fixed differently to provide alternative means of opening. The planning process seeks to assess the impact of the proposed works on the external appearance of the building. For the purposes of the planning assessment consideration is given to how the windows look, their design, form and material. Given they are generic they would essentially look the same irrespective of how they are hung.
- 10.8 The current proposals assume the windows would open inwards for purposes of safety and robustness. However, given the ongoing consultation with residents this may not be the final method of opening, and there could be minor alterations to final design detailing. If, as a result of the ongoing consultation, an alteration to the opening method or glazing bars is required, this is something which could be dealt with via a non-material amendment. An informative is recommended advising the applicant of this requirement should the opening method or glazing bars alter from the current plans. It is also recommended that a condition is attached securing final design details of the windows.

## 11 Impact on amenity

- 11.1 Camden Local Plan policies A1 and CPG6 (Amenity) are relevant with regards to the impact on the amenity of residential properties in the area. Any impact from construction works is dealt with in the transport section.

#### Existing Occupiers of Towers

- 11.2 The proposed cladding would be 30-50mm thicker than the previous cladding. Therefore it is considered the proposal would not impact on existing residents' amenity.

#### Neighbour Amenity

- 11.3 Given the nature of the proposed development, the recladding of the towers and replacement windows would not result in harm to the amenity enjoyed by residents who neighbour the site in respect of levels light received or privacy enjoyed.
- 11.4 With regard to outlook, the proposed works would not make a significant change to the form of the building so outlook would not be affected. The cladding of the towers would have a slightly different colour to the previous cladding, however this alteration would not impact significantly on the amenity enjoyed by residents to neighbour the site immediately or residents who experience longer range views.
- 11.5 In light of the above, it is considered that the proposal would not cause harm to neighbour amenity nor the amenity experienced by existing residents of the towers.

### **12 Sustainable design and construction**

- 12.1 Camden Local Plan policy CC1 notes that all development should minimise the effects of climate change and encourage all developments to meet this highest feasible environmental standards. The Council will support and encourage sensitive energy efficient improvements to existing buildings. Policy CC2 seeks to ensure how adaptation measures and sustainable development principles have been incorporated into the design.
- 12.2 Given the application relates to works to an existing building and is not a new development, it is not required to meet the targets for carbon dioxide reduction in buildings as set out in the London Plan Policy 5.2. However in accordance with the objectives of the London Plan and policies CC1 and CC2 the development would improve the thermal performance of the building to minimise energy consumption of the towers.
- 12.3 In terms of the actual materials proposed, the cladding is 99.5% recyclable and can be recycled using only 15% of the energy it took to manufacture. In addition, to increase the lifespan of the product cleaning gantries will be installed to facilitate management.
- 12.4 In light of the above, it is considered the proposal would improve the sustainability of the towers themselves and would be in accordance with the objectives of policies CC1 and CC2.

### **13 Transport**

- 13.1 In relation to the transport impact of the proposed development, the only consideration is the construction impact. Policy A1 notes that the Council will seek to protect the quality of life of occupiers and neighbours. Policy T4 notes that development over 2,500sqm likely to generate significant movement of goods or materials will be expected to provide Construction Management Plans (CMP).
- 13.2 The applicant has provided a CMP. The plan has been reviewed by transport officers. Officers are satisfied that appropriate measures will be taken to minimise the impact

on the surrounding highway network and neighbour amenity. Given the nature of the work and the site, officers are satisfied that compliance with the plan can be secured via condition. The applicant will be required to apply for a parking bay suspension to allow for construction vehicles and skips to occupy existing parking bays. An informative is recommended to advise the applicant of this requirement.

**14 CIL**

14.1 Given the nature of the proposals the development would not be liable for either the Mayoral or Camden CIL, as there would be no increase in floorspace nor creation of any additional residential units.

**15 CONCLUSION**

15.1 The proposals are considered to be a well-considered scheme which has sought to ensure a safe and secure environment for the residents of the five tower blocks. The proposal is in keeping with the sustainability objectives to ensure the longevity of the buildings and minimise the energy consumption of the buildings. From a design perspective the proposals would be in keeping with the design of the existing window formations and previous cladding, and would not cause harm to any of the surrounding heritage assets. In light of the above it is recommended that planning permission is granted subject to conditions.

**16 RECOMMENDATIONS**

16.1 **Planning Permission is recommended subject to conditions**

**17 LEGAL COMMENTS**

17.1 Members are referred to the note from the Legal Division at the start of the Agenda.

**18 Conditions – planning application**

1	<p>Three years from the date of this permission</p> <p>This development must be begun not later than three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved drawings</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <ul style="list-style-type: none"> <li>• 114_001 Rev_C, 114_020 Rev_B, 114_021 Rev_B, 114_022 Rev_B, 114_023 Rev_B, 114_024 Rev_B, 114_025 Rev_B, 114_026 Rev_B, 114_027 Rev_B, 114_028 Rev_B, 114_030 Rev_B, 114_031 Rev_A, 114_032 Rev_A, 114_033 Rev_A, 114_034 Rev_A, 114_035 Rev_A, 114_036 Rev_A, 114_037 Rev_A, 114_038 Rev_A, 114_039 Rev_A, 114_040 Rev_B, 114_041 Rev_A, 114_042 Rev_A, 114_043 Rev_A, 114_044 Rev_A, 114_045 Rev_A, 114_046 Rev_A, 114_047 Rev_A,</li> </ul>

	<p>114_048 Rev_A, 114_049 Rev_A, 114_050 Rev_B, 114_051 Rev_B, 114_052 Rev_B, 114_053 Rev_B, 114_054 Rev_B, 114_055 Rev_B, 114_056 Rev_B, 114_057 Rev_B, 114_058 Rev_B, 114_059 Rev_B, 114_060 Rev_B, 114_061 Rev_B, 114_062 Rev_B, 114_063 Rev_B, 114_064 Rev_B, 114_065 Rev_B, 114_066 Rev_B, 114_067 Rev_B, 114_068 Rev_B, 114_069 Rev_B, 114_070, 114_071, 114_072, 114_073, 114_074, 259493-ARUP-T1-ZZ-DR-YC-3001, 259493-ARUP-T1-ZZ-DR-YC-3002, 259493-ARUP-T1-ZZ-DR-YC-3003, 259493-ARUP-T1-ZZ-DR-YC-3101, 259493-ARUP-T1-ZZ-DR-YC-3211, 259493-ARUP-T1-ZZ-DR-YC-3212, 259493-ARUP-T1-ZZ-DR-YC-3213, 259493-ARUP-T1-ZZ-DR-YC-3214, 259493-ARUP-T1-ZZ-DR-YC-3215, 259493-ARUP-T1-ZZ-DR-YC-3216, 259493-ARUP-T1-ZZ-DR-YC-3217, 259493-ARUP-T1-ZZ-DR-YC-5201, 259493-ARUP-T2-ZZ-DR-YC-3001, 259493-ARUP-T2-ZZ-DR-YC-3002, 259493-ARUP-T2-ZZ-DR-YC-3003, 259493-ARUP-T2-ZZ-DR-YC-3101, 259493-ARUP-T2-ZZ-DR-YC-3211, 259493-ARUP-T2-ZZ-DR-YC-3212, 259493-ARUP-T2-ZZ-DR-YC-3213, 259493-ARUP-T2-ZZ-DR-YC-3214, 259493-ARUP-T2-ZZ-DR-YC-3215, 259493-ARUP-T2-ZZ-DR-YC-3216, 259493-ARUP-T2-ZZ-DR-YC-3217, 259493-ARUP-T2-ZZ-DR-YC-5201, 259493-ARUP-T3-ZZ-DR-YC-3001, 259493-ARUP-T3-ZZ-DR-YC-3002, 259493-ARUP-T3-ZZ-DR-YC-3003, 259493-ARUP-T3-ZZ-DR-YC-3101, 259493-ARUP-T3-ZZ-DR-YC-3211, 259493-ARUP-T3-ZZ-DR-YC-3212, 259493-ARUP-T3-ZZ-DR-YC-3213, 259493-ARUP-T3-ZZ-DR-YC-3214, 259493-ARUP-T3-ZZ-DR-YC-3215, 259493-ARUP-T3-ZZ-DR-YC-3216, 259493-ARUP-T3-ZZ-DR-YC-3217, 259493-ARUP-T3-ZZ-DR-YC-5201, 259493-ARUP-T4-ZZ-DR-YC-3001, 259493-ARUP-T4-ZZ-DR-YC-3002, 259493-ARUP-T4-ZZ-DR-YC-3003, 259493-ARUP-T4-ZZ-DR-YC-3101, 259493-ARUP-T4-ZZ-DR-YC-3211, 259493-ARUP-T4-ZZ-DR-YC-3212, 259493-ARUP-T4-ZZ-DR-YC-3213, 259493-ARUP-T4-ZZ-DR-YC-3214, 259493-ARUP-T4-ZZ-DR-YC-3215, 259493-ARUP-T4-ZZ-DR-YC-3216, 259493-ARUP-T4-ZZ-DR-YC-3217, 259493-ARUP-T4-ZZ-DR-YC-5201, 259493-ARUP-T5-ZZ-DR-YC-3001, 259493-ARUP-T5-ZZ-DR-YC-3002, 259493-ARUP-T5-ZZ-DR-YC-3003, 259493-ARUP-T5-ZZ-DR-YC-3101, 259493-ARUP-T5-ZZ-DR-YC-3211, 259493-ARUP-T5-ZZ-DR-YC-3212, 259493-ARUP-T5-ZZ-DR-YC-3213, 259493-ARUP-T5-ZZ-DR-YC-3214, 259493-ARUP-T5-ZZ-DR-YC-3215, 259493-ARUP-T5-ZZ-DR-YC-3216, 259493-ARUP-T5-ZZ-DR-YC-5201, 259493-ARUP-T5-ZZ-DR-YC-5221, 259493-ARUP-TZ-ZZ-DR-YC-5211, 259493-ARUP-TZ-ZZ-DR-YC-5212, 259493-ARUP-TZ-ZZ-DR-YC-5215, 259493-ARUP-TZ-ZZ-DR-YC-5221, 259493-ARUP-TZ-ZZ-DR-YC-5222, Design and Access Statement (January 2018) and addendum (March 2018); Outline specifications (259493-ARUP-ZZ-DOC-SPE-0001 March 2018); Construction Management PlanV4 (4th April 2018); Pre-construction information and Planning Statement (Q080621 January 2018).</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Detailed drawings/samples</p> <p>Detailed drawings, at a scale of 1:10 of the final window details including plan, elevation and section drawings, including jambs, head and cill shall be submitted to</p>

	<p>and approved in writing by the Council before the relevant part of the work is begun.</p> <p>The relevant part of the works shall then be carried in accordance with the approved details</p> <p>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 Camden Local Plan.</p>
4	<p>Non-road mobile machinery</p> <p>All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the construction phase of the development.</p> <p>Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.</p>
5	<p>CMP</p> <p>All measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the construction period shall comply with the Construction Management Plan V4 dated 4<sup>th</sup> April 2018 and at all times remain implemented during all works of construction.</p> <p>Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies A1 and T4 of the London Borough of Camden Local Plan 2017.</p>

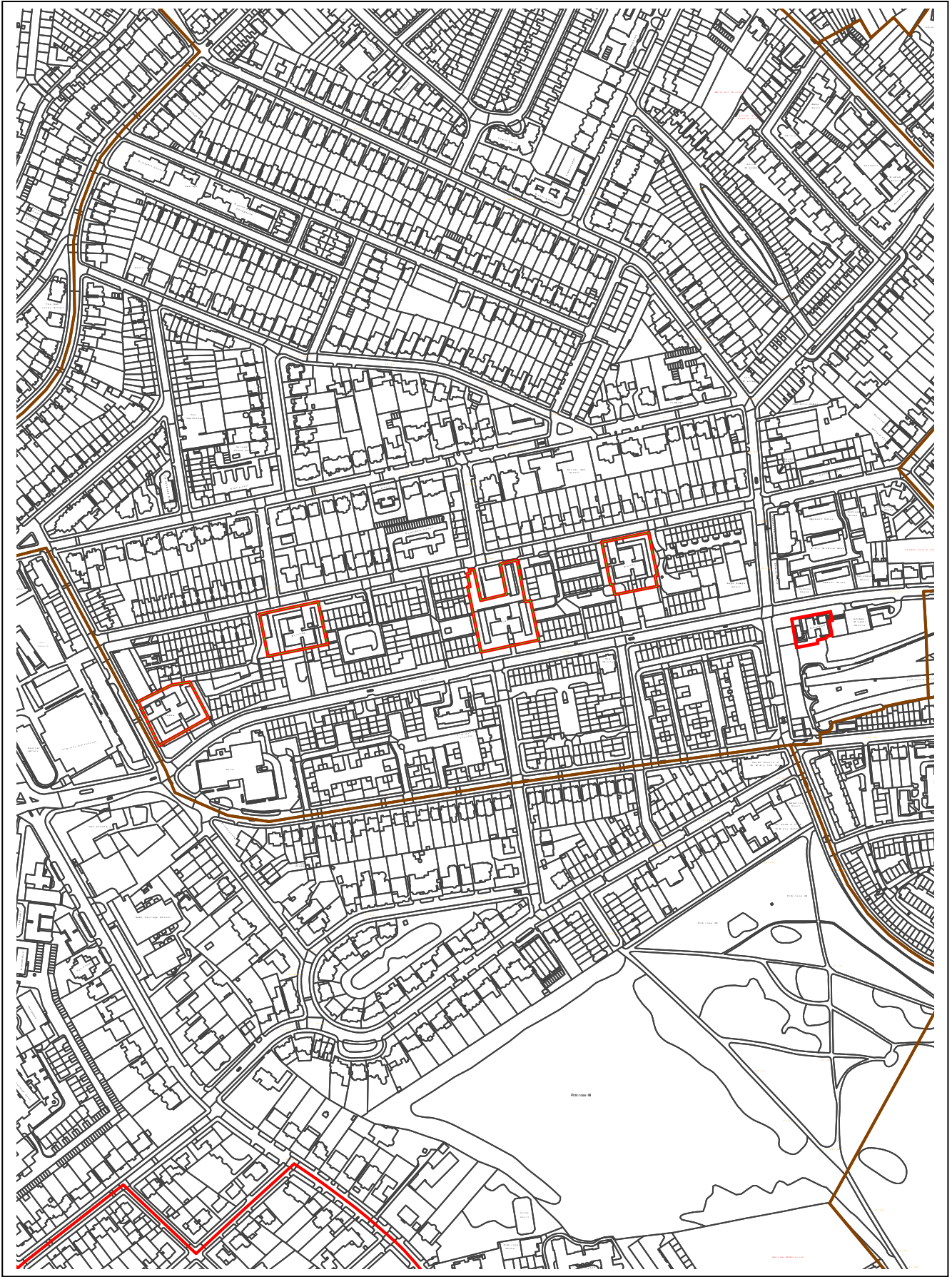
## 19 Informatives – planning application

1	<p>Your proposals will 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).</p>
2	<p>Please be advised that if, as a result of ongoing resident consultation, the window opening function changes from inward opening as assumed by the hereby approved plans, or other minor changes to glazing bars are required, a minor or non-material amendment would be required to formalise such an amendment.</p>
3	<p>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</p>

	'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	Please be advised you are required to apply for the appropriate license for the suspension of parking bays as noted within the approved Construction Management PlanV4 dated 4th April 2018.







**Application No: 2018/0503/P**

**Taplow, Burnham, Bray, Dorney and Blashford  
Towers, Chalcots Estate, Swiss Cottage, NW3**

**Scale:  
1:5394  
Date:  
6-Apr-18**



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# Chalcots Estates 2018/0503/P

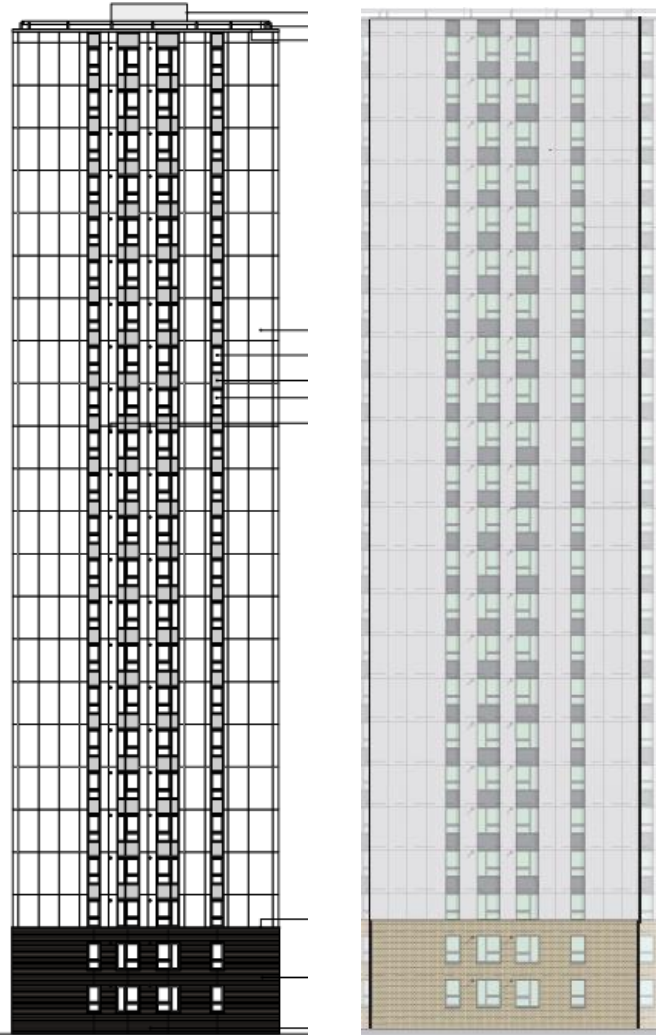


# Image of Towers prior to removal of cladding

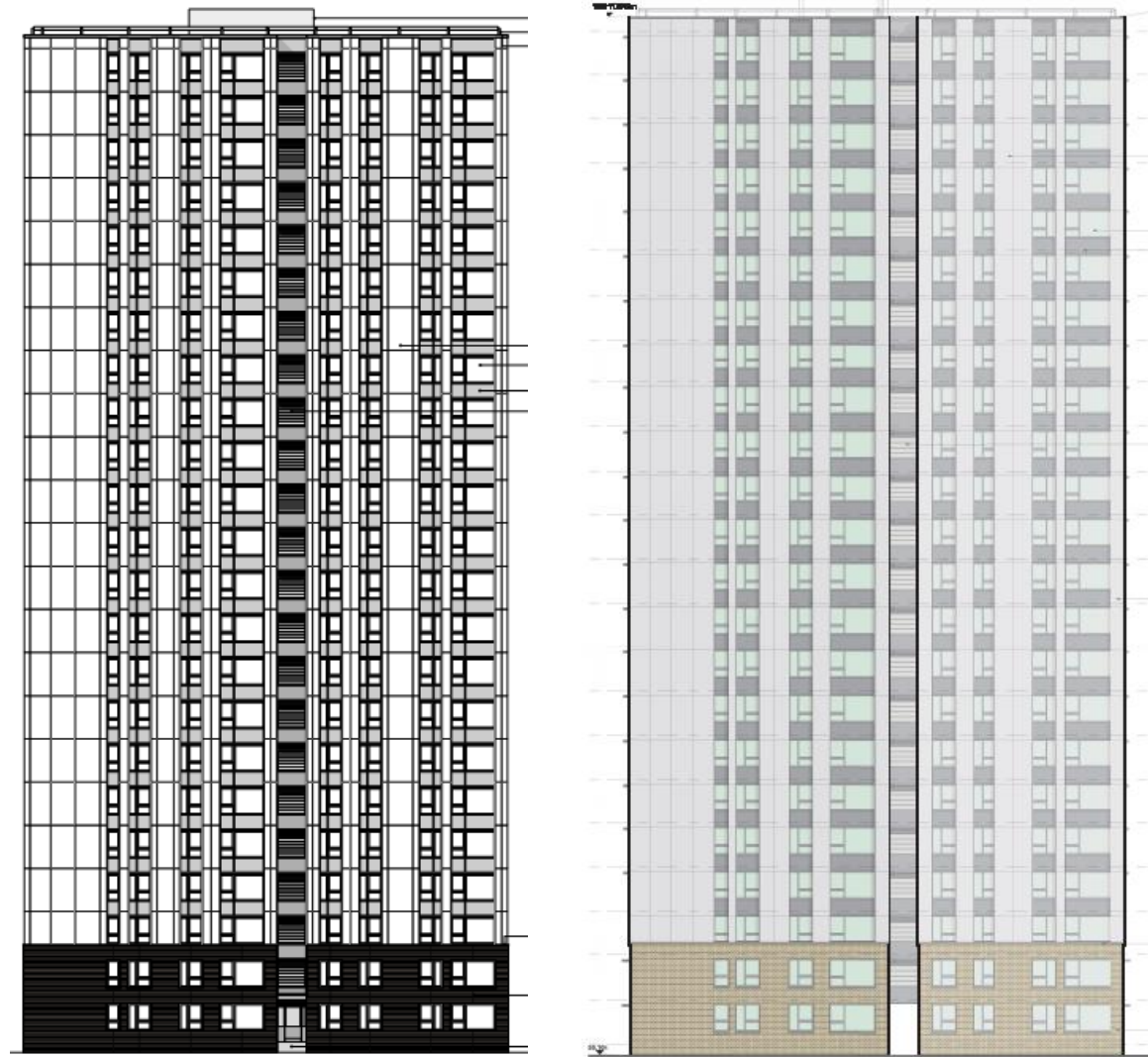


# Elevations of Bray, Burnham, Dorney and Taplow

Existing and proposed north elevation

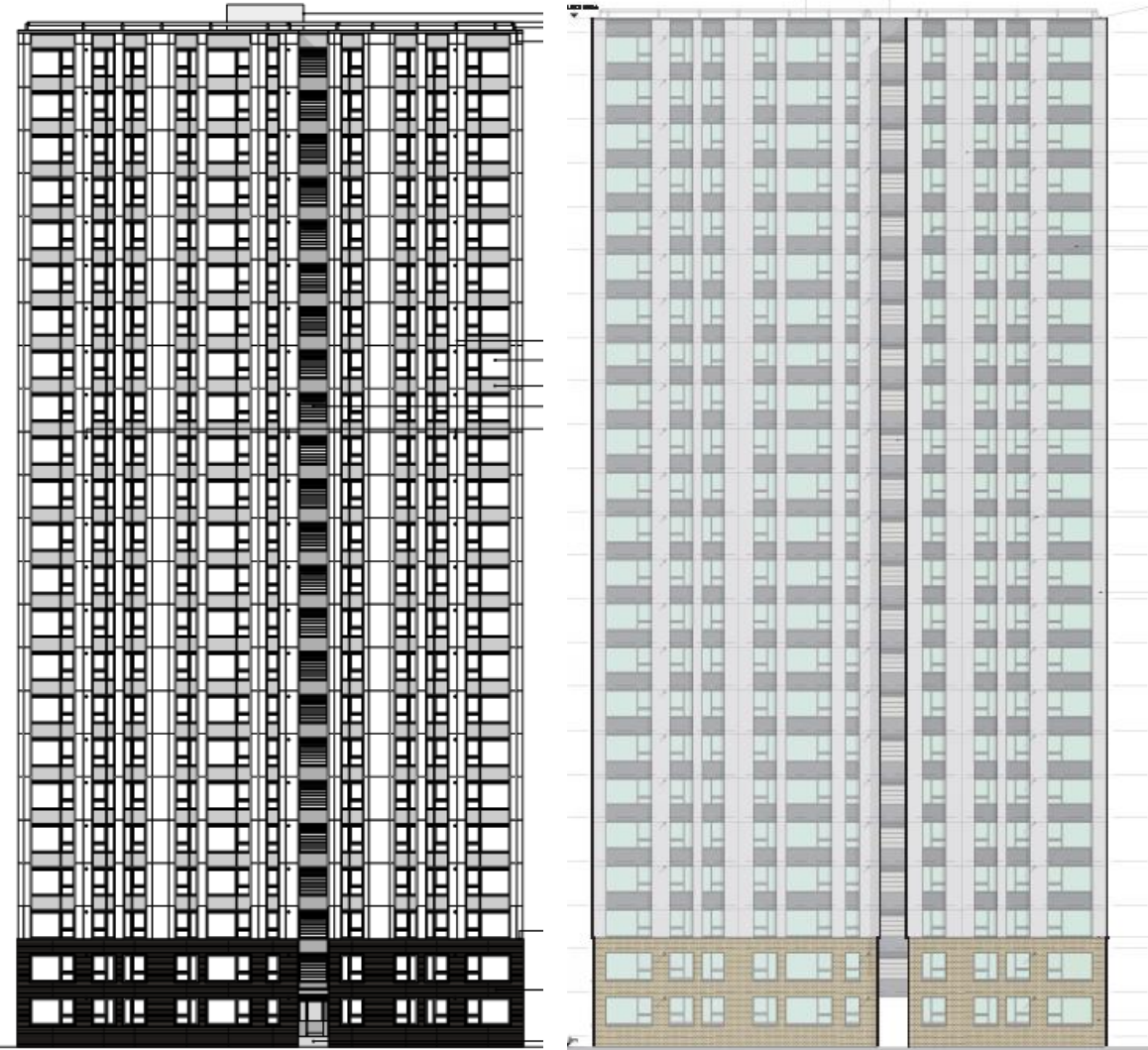


Existing and proposed east elevation

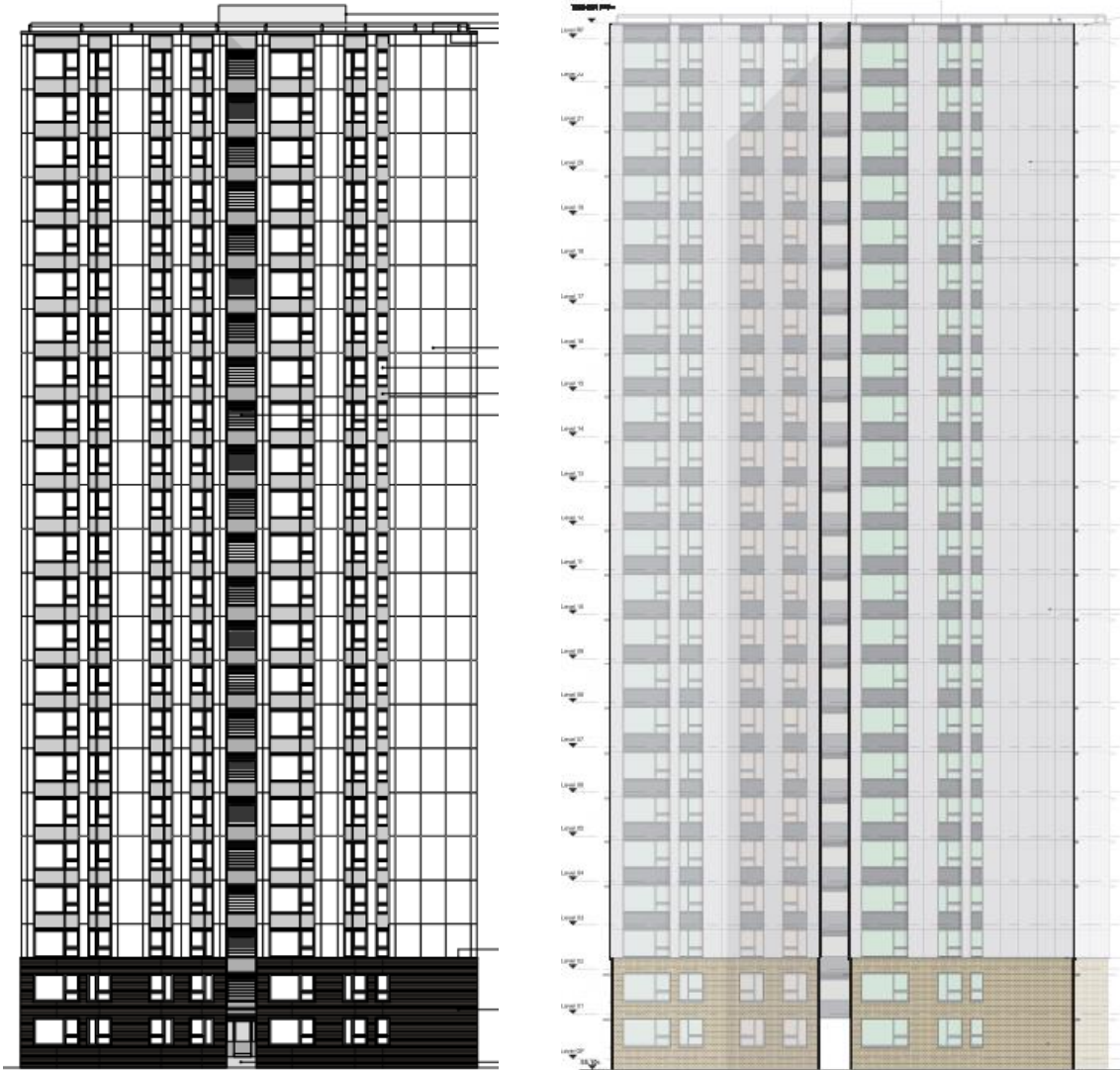


# Elevations of Bray, Burnham, Dorney and Taplow

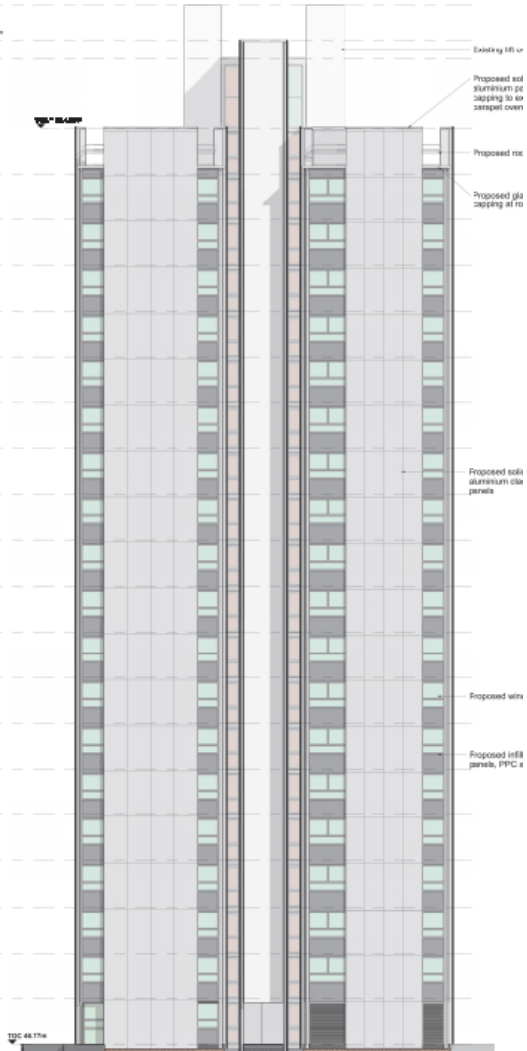
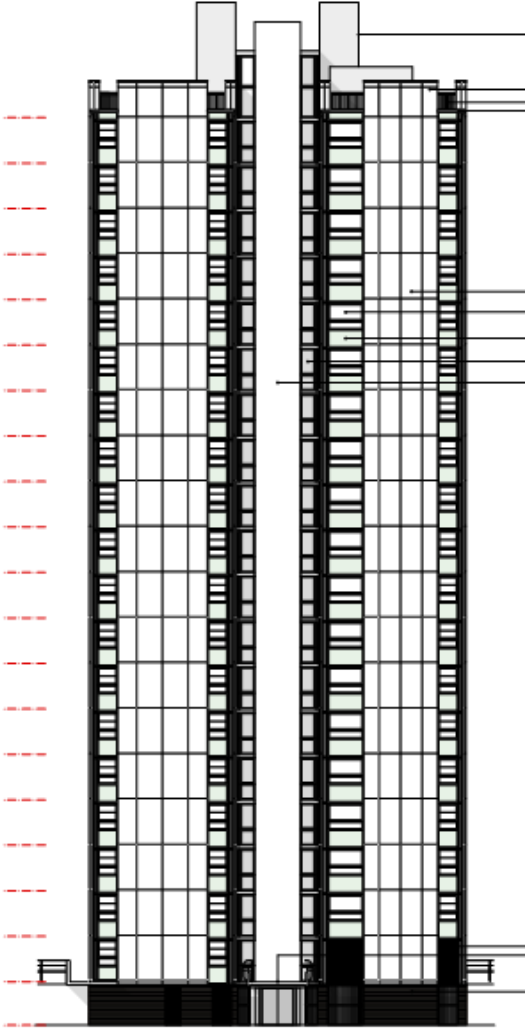
Existing and Proposed South Elevations



Existing and Proposed West Elevations

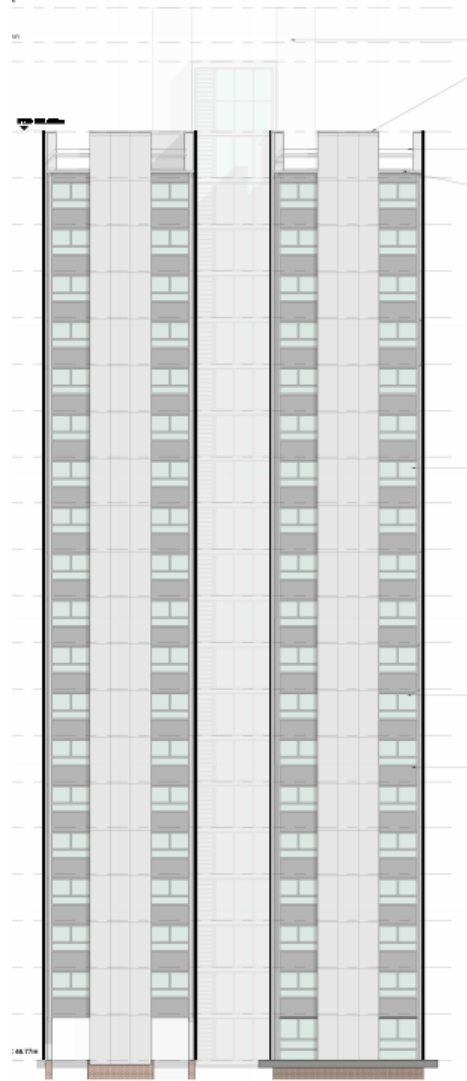
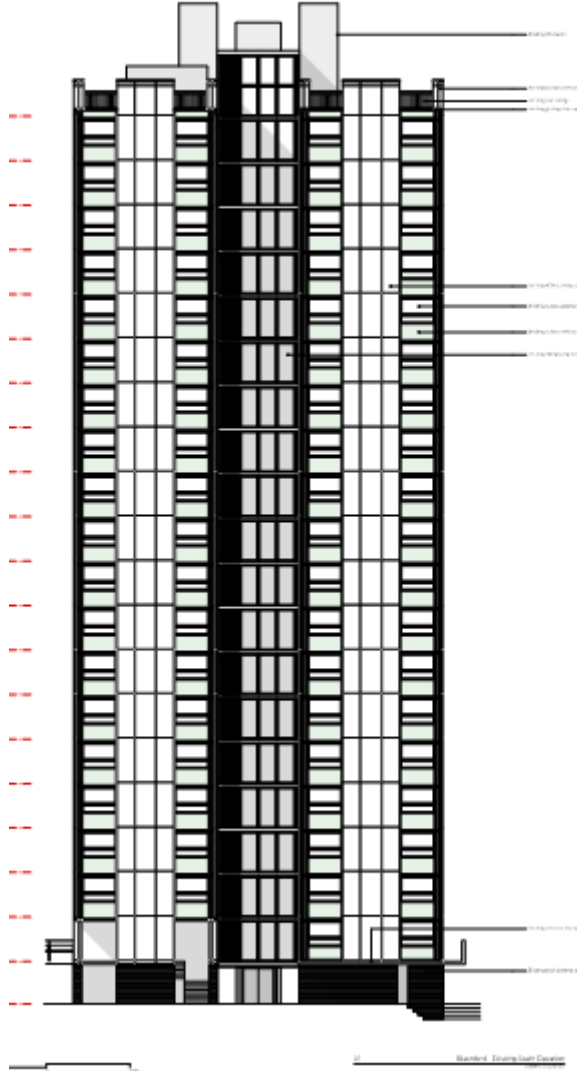


# Existing and Proposed North Elevations of Blashford Tower



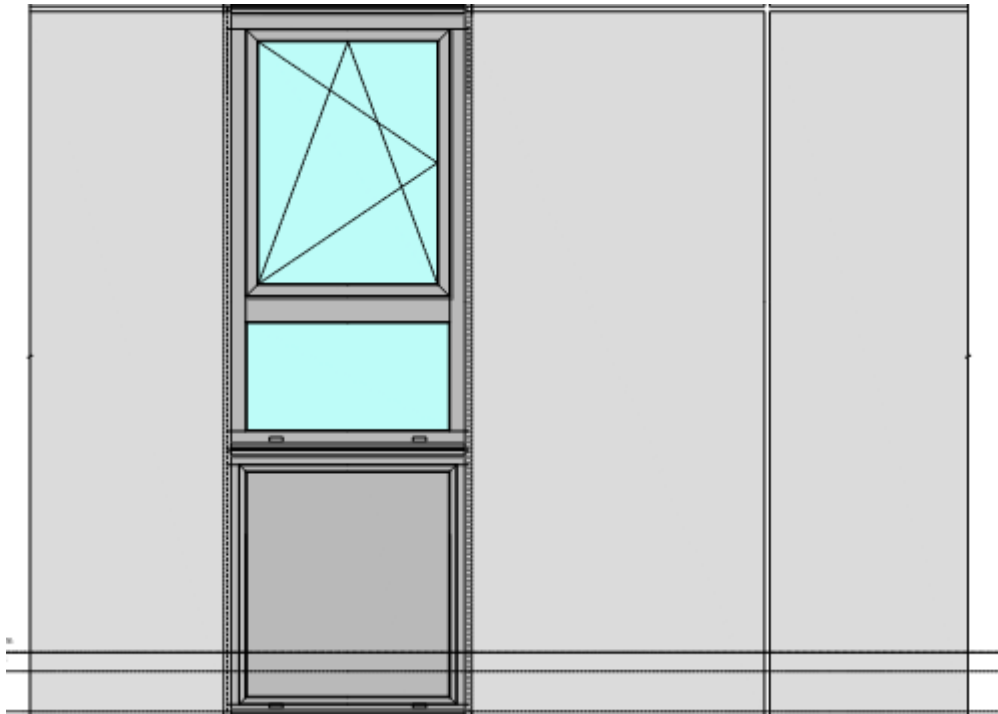
1- Elevation - Elevation North  
Scale: 1:100

# Existing and Proposed South Elevations of Blashford Tower

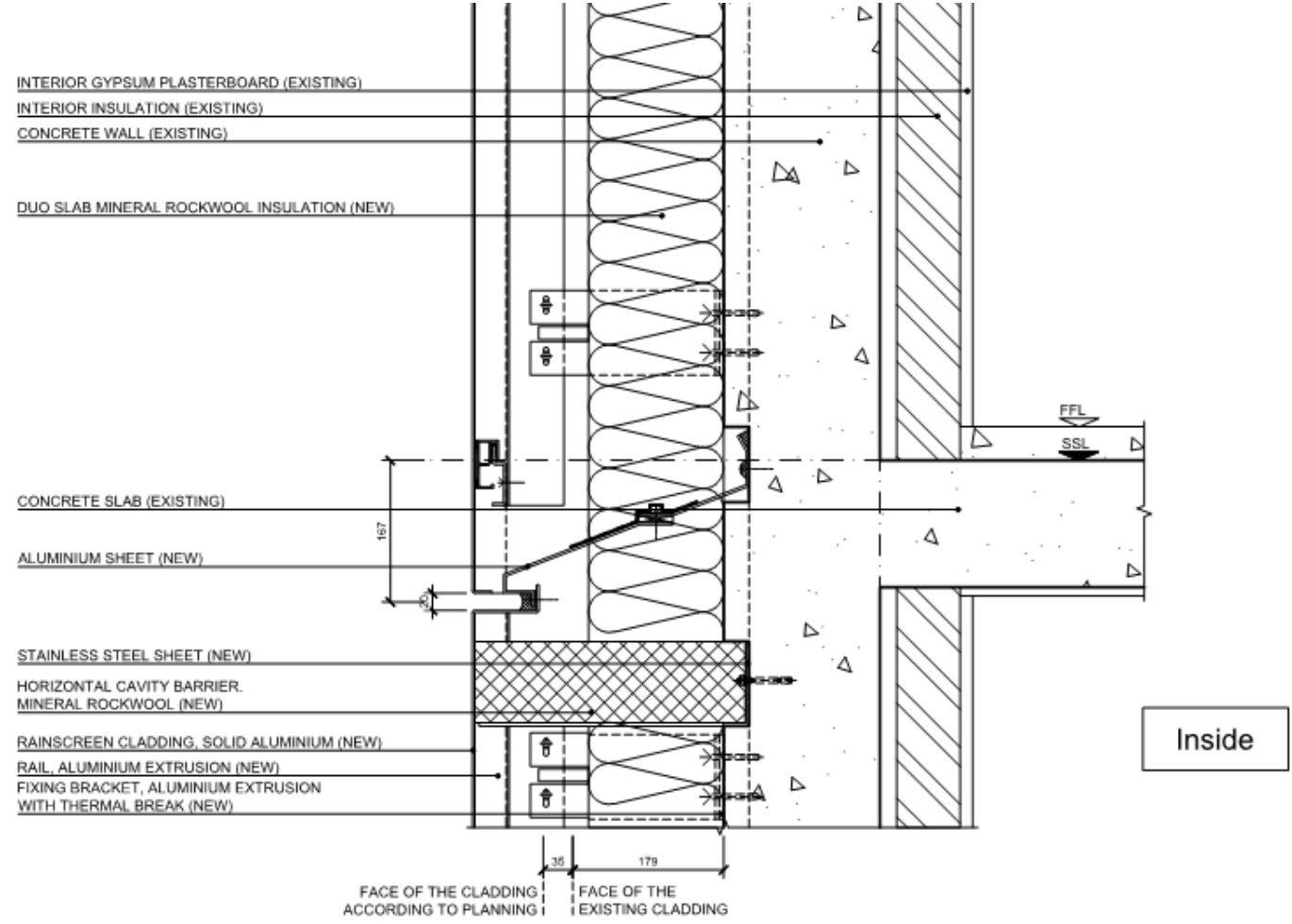


1- Elevation - Elevation South  
Scale: 1:100

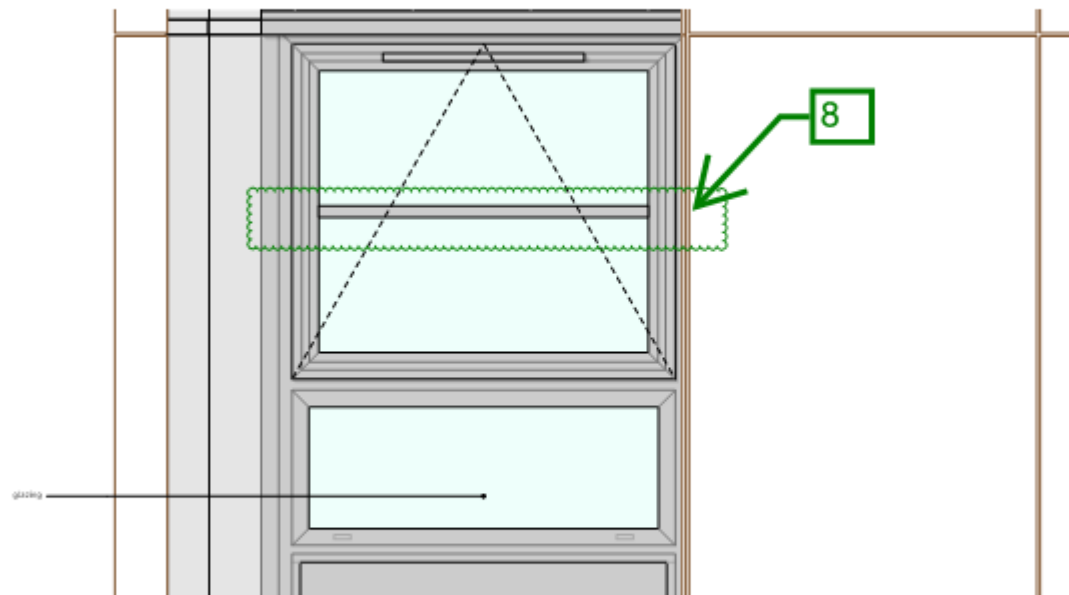
Close up of new window and cladding



Cross Section through new cladding



Example of glazing bar being removed from windows in Blashford tower highlighted in green

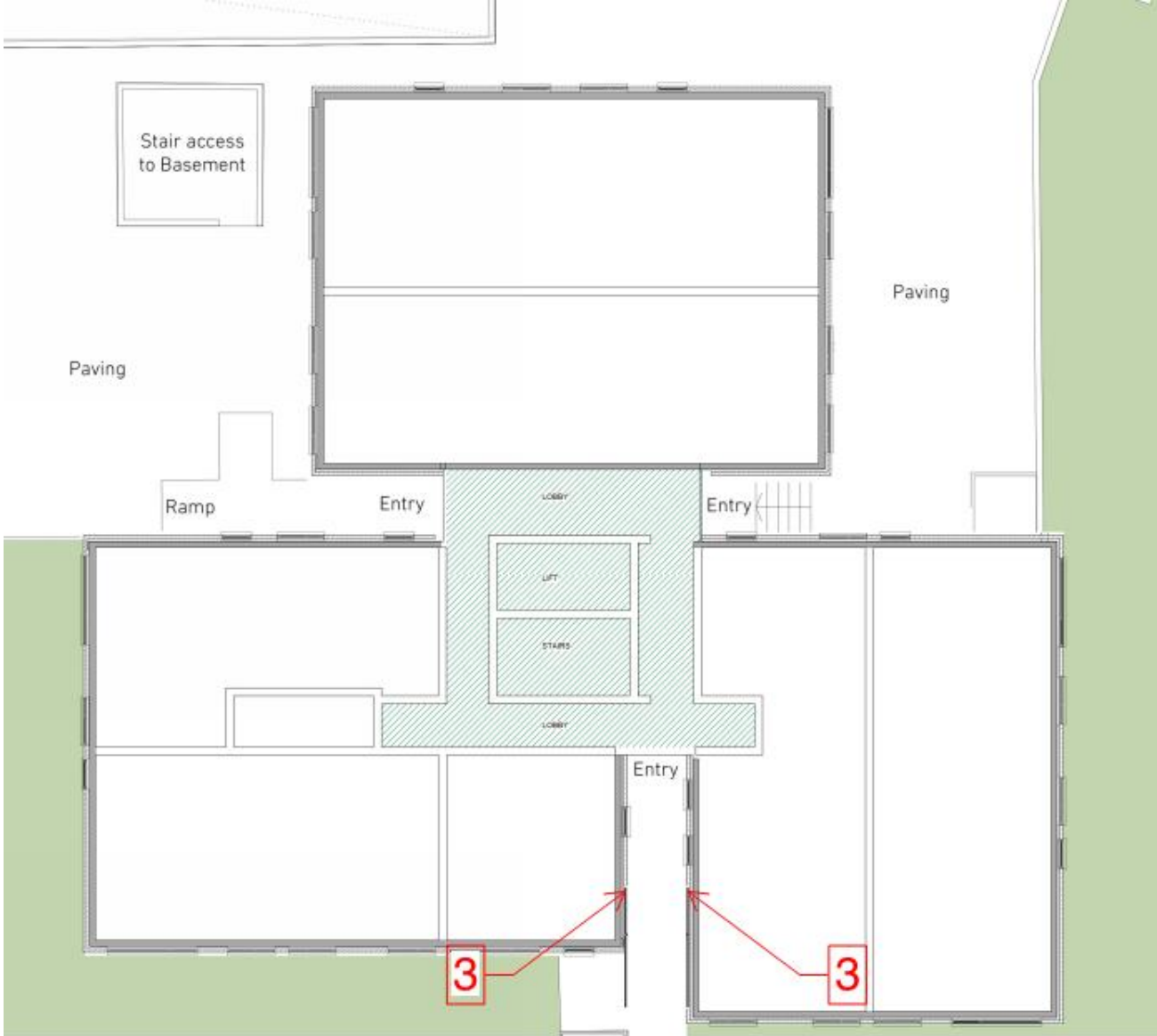




Example of glazing bar proposed to be added to windows in Blashford tower highlighted in green



Typical Floorplan showing build up of proposed cladding



View of re-clad buildings from Regent's Park Road railway bridge



View from Hampstead Theatre with Swiss Cottage Library to foreground on right

