

Application ref: 2020/4149/P
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Date: 4 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

MEPK Architects
Studio 35
10 Hornsey Street
London
N7 8EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

34 Lithos Road
London
NW3 6BF

Proposal:

Replacement of combustible elements of the existing buildings' facades by alternative non-combustible rendered facades

Drawing Nos: 20021 E11 20021 E12 20021 E13 20021 E14 20021 E15 20021 E16
20021 P101 20021 P102 20021 P103 20021 P104 20021 P105 20021 P106; 832 -
PL(OO)01 B; 832 - PL(OO)02 A; 832 - PL(OO)03 E; 832 - PL(OO)04 E; 832 -
PL(OO)05 E; 832 - PL(OO)06 E; 832 - PL(OO)07 E; 832 - PL(OO)08 D; 832 -
PL(OO)09 C; 832 - PL(OO)10 C; 832 - PL(OO)11 B 832 - PL(OO)12 A; 832 -
PL(OO)13 A; 832 - PL(OO)31 B; Design and access statement by MEPK architects
dated 11/09/2020

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: 20021 E11 20021 E12 20021 E13 20021 E14 20021 E15 20021 E16 20021 P101 20021 P102 20021 P103 20021 P104 20021 P105 20021 P106; 832 - PL(OO)01 B; 832 - PL(OO)02 A; 832 - PL(OO)03 E; 832 - PL(OO)04 E; 832 - PL(OO)05 E; 832 - PL(OO)06 E; 832 - PL(OO)07 E; 832 - PL(OO)08 D; 832 - PL(OO)09 C; 832 - PL(OO)10 C; 832 - PL(OO)11 B 832 - PL(OO)12 A; 832 - PL(OO)13 A; 832 - PL(OO)31 B; Design and access statement by MEPK architects, dated 11/09/2020

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 policy D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

- 4 Before the relevant part of the work is begun, 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 the coloured render to be submitted to the Local Planning Authority 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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Recladding of the building is proposed to replace the existing combustible cladding with non-combustible cladding on the cedar clad seven-storey and rendered five-storey blocks as well as elements on the brick four storey block. The justification for the change in material finish, to improve the fire safety of the building, is a significant consideration.

The seven storey block would undergo a material change to its appearance as it would involve replacing cedar boarding with a red toned render. The render is an acceptable choice for the building as it is a modern building with little

architectural merit. Although render is not used on any street facing facades in the surrounding area, the existing cedar cladding is not a material that is characteristic of the area and appears more jarring in the streetscene than the render, which would be of a tone to blend with the surrounding red brickwork.

The middle block is already rendered and the proposal would replace the existing combustible render with a non-combustible alternative finish that would retain its appearance. The works to the brick lower block would replace combustible elements and replace the zinc coated cladding, also retaining its existing appearance.

Due to the nature of the proposal, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green West Hampstead Neighbourhood Plan 2015. 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 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.
- 4 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)

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.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment