

Application ref: 2020/5820/P  
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**Development Management**  
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Andrew Georgiou  
London Borough of Camden  
Jamestown Road  
London  
NW1 7BD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Councils Own Permission Under Regulation 3 Granted**

Address:

**Fordcombe and Cheriton Blocks**  
**St Silas Estate**  
**Queen's Crescent**  
**London NW5**

Proposal:

Installation of external duct risers, access ladders, pipes and boxing in association with new district heating network at Fordcombe and Cheriton blocks.

Drawing Nos: E01028 St Silas Street Estate 2; i1237/M/DET/CHE/16 Rev. C1; i1237/M/DET/CHE/17 Rev. C1; i1237/M/DET/CHE/: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 Rev. P; i1237/M/DET/FOR/13 Rev. C1; i1237/M/DET/FOR/14 Rev. C1; i1237/M/DET/FOR/: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 Rev. P; Planning application cover letter.

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 Prior to the relevant part of the work commencing, manufacturer's specification details and photos of samples of the boxing concealments shall be submitted to and approved in writing by the local planning authority. 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 Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: E01028 St Silas Street Estate 2; i1237/M/DET/CHE/16 Rev. C1; i1237/M/DET/CHE/17 Rev. C1; i1237/M/DET/CHE/: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 Rev. P; i1237/M/DET/FOR/13 Rev. C1; i1237/M/DET/FOR/14 Rev. C1; i1237/M/DET/FOR/: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 Rev. P; Planning application cover letter.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposal is to replace the existing heating system which would require external installation of the new heating, domestic water and general services to St Silas residential estate. The works relate to Blocks 1-20 Cheriton and 1-18 Fordcombe.

The new pipe work as part of the new heating system would run underground and then rise up the buildings to serve the flats at upper floors. The pipes would be concealed by aluminium boxing, powder coated in a colour finish to suit the building texture and material. This element of the proposal would be secured by condition.

In relation to Fordcombe, the proposed piping system and boxing will rise from the plant room underground along the east side of the building block facing Southfleet block. Both the external duct and adjoining new access ladder will be screened from views in main streets around and would not harm the character and appearance of the building, wider estate or streetscene. For each level, the new piping system would project along the soffit adjacent to existing electrical concealments, down into the external corridor and directly linked into the flats. The proposed location and direction of the piping system would ensure it would not be visually obtrusive, fitting in with the existing architectural features of the block.

In relation to Cheriton, due to the layout of the block and external corridors, the proposed piping system and boxing will extend along the soffit adjacent to existing electrical concealments and directly into the flats. Due to the existing concealment and soffit, the proposed pipes and boxing would not be greatly visible from the communal areas and would fit in with the existing features of

the block. Again, both the exposed external duct risers and adjoining new access ladder on the side elevation will be set back from main frontages and would not harm the character and appearance of the building, wider estate or streetscene.

Overall, the proposed piping systems for both blocks would be located in areas screened from views in main streets around the estate, and they would generally respect the character and appearance of the host buildings.

In terms of impact on the amenity of residential occupiers, the position and dimensions of the proposed piping system would ensure that adequate space for circulation in terms of width and height would be retained. The location and dimensions of the pipes when entering each flat would not cause any obstruction. The proposed features will not cause any harmful loss of light, outlook or privacy.

It is considered the works would improve the quality of life of residents by providing more sustainable energy as part of the new district heating network at St Silas, which is welcomed.

No objections were received prior 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, CC1 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, the Publication London Plan 2020 and the National Planning Policy Framework 2019.

- 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 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.
- 3 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.

- 4 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).

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer