

Application ref: 2021/0747/P  
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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:

**St Silas Estate (Leysdown, Headcorn, Chislet, Burmarsh)**  
**London**  
**NW5**

Proposal: Installation of external duct risers, access ladders, pipes and boxing in association with new district heating network at St Silas Estate, to include blocks Leysdown, Headcorn, Chislet, Burmarsh.

Drawing Nos: E01027 St Silas Street Estate 1 Site plan; ; i1237/M/DET/BUR/19 Rev C; i1237/M/DET/BUR/20C; i1237/M/DET/BUR/21C; i1237/M/DET/BUR/22 Rev C; ; i1237/M/DET/HEA/26 Rev C1; i1237/M/DET/HEA/27 Rev C; i1237/M/DET/BUR/HEA/28 Rev C; i1237/M/DET/HEA/29 Rev C; i1237/M/DET/LEY/4 Rev C; i1237/M/DET/CHI/14 Rev C; i1237/M/DET/CHI/15 Rev C; i1237/M/DET/CHI/16; i1237/M/DET/CHI17 Rev C; Planning Cover Letter

The Council has considered your application and decided to grant permission subject to the following conditions:

#### **Conditions and Reasons:**

- 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, details including manufacturer's specification, photos of samples and proposed colour 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:

E01027 St Silas Street Estate 1 Site plan; ; i1237/M/DET/BUR/19 Rev C; i1237/M/DET/BUR/20C; i1237/M/DET/BUR/21C; i1237/M/DET/BUR/22 Rev C; ; i1237/M/DET/HEA/26 Rev C1; i1237/M/DET/HEA/27 Rev C; i1237/M/DET/BUR/HEA/28 Rev C; i1237/M/DET/HEA/29 Rev C; i1237/M/DET/LEY/4 Rev C; i1237/M/DET/CHI/14 Rev C; i1237/M/DET/CHI/15 Rev C; i1237/M/DET/CHI/16; i1237/M/DET/CHI/17 Rev C; Planning Cover Letter.

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

#### Informatives:

- 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 covered by the current planning application are in relation to Burmarsh, Headcorn, Chislet, Leysdown Blocks.

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 location of the piping system has been limited by the available space within the built structure of the blocks. 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 Burmarsh block, the proposed piping system and boxing will rise from the plant room underground, along the side of the building block facing the entrance into Burmarsh Workshops at lower ground level. The pipes would extend along the side of the block and partially at lower ground floor level along the roof of the existing storage spaces and along the lower ground access area, facing Marsden Street. Due to the existing built form of the block there will be a mixture of pipes being left in PIB weathering and boxing. The proposals follow a series of options explored with officers to ensure the piping system would preserve the character and appearance of the block. Whilst the piping and boxing would be visible in certain areas, it is considered that the impact would not be significant to result in refusal of the scheme.

In relation to Headcorn block, the proposed piping system would extend along

the staircase core and under the soffit of each level, along the block's elevation facing the internal courtyard. Due to the way the block is constructed, areas of the piping system would be visible in the middle of the block. Given that this elevation would not be visible from the streetscene, it is considered that there would be no significant harm identified to the character and appearance of the block and wider area.

For Chislet block, piping system will run across the front elevation of the block, in between balconies and windows and connect with flats at each level. The block is located within the centre of the estate, with no direct public views from the streetscene. The pipes would be surrounded by boxing which is accepted.

In relation to Leysdown block, most of the piping system will run internally. The only external alterations would be on the western side elevation. Whilst this would be visible from the courtyard of St Silas Church and partially from St Silas Place, due to its small projection and expansion is considered this would not cause undue harm to the character of the block and wider area. The pipe system would be concealed in boxing which is accepted.

Overall, the proposed piping systems for all blocks would be located in areas of the block which allow them to be partially screened from direct views on main streets around the estate, which would not be visually obtrusive, fitting in with the existing architectural features of the block. The proposals would generally respect the character and appearance of the host buildings and wider estate.

In terms of impact on the amenity of block occupiers, the position and dimensions of the proposed piping system would ensure adequate space for circulation in terms of width and height would be retained along external corridors. The location and dimensions of the pipes when entering each flat would ensure to not cause any obstruction. Where the pipes project adjacent to windows into rooms, careful consideration has been given to not result in loss of light nor outlook. Overall, the proposed piping system is not considered to have a harmful impact on the amenity of occupiers.

- 2 In terms of impact on the amenity of block occupiers, the position and dimensions of the proposed piping system would ensure adequate space for circulation in terms of width and height would be retained along external corridors. The location and dimensions of the pipes when entering each flat would ensure to not cause any obstruction. Where the pipes project adjacent to windows into rooms, careful consideration has been given to not result in loss of light nor outlook. Overall, the proposed piping system is not considered to have a harmful impact on the amenity of occupiers.

It is considered the works would be an acceptable form of development to improve the quality of life of residents by providing more sustainable energy as part of the new district heating network at St Silas.

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 the London Borough of Camden Local Plan 2017 with particular regard to policies G1

(Delivery and location of growth), A1 (Managing the impact of development), D1 (Design), D2 (Heritage), CC1 (Climate change mitigation), CC2 (Adapting to climate change), CC3 (Water and flooding) of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2021.

- 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](http://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 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



Daniel Pope  
Chief Planning Officer