

Application ref: 2020/5210/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

Phone: 020 7974 4444

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Harris Associates  
Harris Associates  
Colonial Buildings 59-61  
59-61 Hatton Garden  
London  
EC1N 8LS  
England

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**30 Oval Road**  
**London**  
**NW1 7DE**

#### **Proposal:**

Replacement of the existing render system and timber decking to all elevations to ensure fire safety compliance.

Drawing Nos: Site Location Plan; 4260 (05) 001\_18; 4260 (05) 002\_15; 4260 (05) 003\_15; 4260 (05) 004\_15; Proposed and existing photo sheet; Atrium South and North - Materials to be replaced; Atrium East and West Materials to be replaced; Main elevation south and north - Materials to be replaced; Main Elevation East and West - Materials to be replaced

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 Before the relevant part of the work is begun, detailed drawings, or 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 all facing materials (including the render system, insulation, cladding, soffits, decking, and canopy details) 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 and D2 of the London Borough of Camden Local Plan 2017.

- 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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans- Site Location Plan; 4260 (05) 001\_18; 4260 (05) 002\_15; 4260 (05) 003\_15; 4260 (05) 004\_15; Proposed and existing photo sheet; Atrium South and North - Materials to be replaced; Atrium East and West Materials to be replaced; Main elevation south and north - Materials to be replaced; Main Elevation East and West - Materials to be replaced

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

- 5 Notwithstanding the approved drawings; this permission solely relates to the replacement of the facade materials with non combustible materials. No further works to the building are hereby approved.

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

Informative(s):

- 1 Reasons for granting permission:

This application seeks approval for the replacement of the combustible façade details (to include the render systems, insulation behind the curtain walling, timber cladding and the timber material from the balconies including decking) with non combustible alternatives. Nearly all elevations will be affected by the change which comes about to ensure Fire safety compliance. The building was originally a Victorian industrial building prior to undergoing redevelopment works in 2010 to convert the building into residential units. The building is within the Regents Canal conservation area.

The detail of this application follows on from the post Grenfell inquiry relating to the acceptable materials used in the construction of facades. The proposed replacement elevational details will all be Euroclass A2 - s1, do or better to ensure that the building and the façade treatment is brought up to a complaint standard.

Whilst the detail of the exact replacement material is not included within this application, the proposals include to match the existing finishes of the building just with non combustible façade treatment. Therefore, the proposals seek to match and maintain the external appearance of the building in terms of colour and texture. However, the only exception to this would be the proposed timber non combustible material which would not have the same texture as timber as it would have an imitation wood grain effect. Whilst the visual appearance of the material would be the same, the detail of the timber would be difference. However, the new non combustible systems will be fully in accordance with the Building Control requirements. As the colour and external appearance of the timber element would be similar to that on the existing building, it is not considered that this amendment would harm the character nor appearance of the host property nor the wider conservation area.

As stated, the exact detail of the material is not included within this application due to the tender package still required to be undertaken. Therefore, a condition is recommended to ensure that the detail of the facing materials is submitted for approval prior to the implementation of that element of the works. This will ensure that the proposal matches that of the existing building and maintains the architectural integrity of the building. This is also considered to align with the CAACs comment, who would like to ensure that the detail of the proposed materials to ensure that the materials used are true to themselves. The proposal is considered to be acceptable in terms of its design as the replacement materials on a like for like basis would not harm the character and appearance of the host property nor the wider streetscene in accordance with policies D1 and D2 of the Camden Local Plan 2017.

Due to the nature of the proposed works relating to the replacement of the external materials, the works are not considered to result in harm to the amenity of neighbouring occupants in terms of sense of enclosure, overlooking, loss of privacy or loss of daylight/sunlight. As such, the proposal is in accordance with policy A1 of the Camden Local Plan 2017.

The council's conservation officer has reviewed the application and raised no objections. The planning history of the site was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or 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 2013.

As such, the proposed development is in general accordance policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy

- 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, 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 (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.

- 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



Daniel Pope

