

Application ref: 2021/1963/P
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Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

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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:

The Lockhouse
35 Oval Road
Camden Town
London
NW1 7BF

Proposal: Removal of all areas of the combustible zinc cladding systems and replacement with a non-combustible alternative to match the existing. Removal of all areas of combustible aluminium spandrel panels and replacement with a non-combustible alternative to match the existing.

Drawing Nos: Site Location Plan; E2_Rev 2; E13_Rev 1; E12_Rev 1; E4_Rev 1; E11_Rev 1; E9_Rev 1; E6_Rev 1; E3_Rev 1; E10_Rev1; E8_Rev 1; E7_Rev 1; E14_Rev1; Proposed and Existing Photo Sheet -The Lockhouse; Design and Access Statement

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans E2_Rev 2; E13_Rev 1; E12_Rev 1; E4_Rev 1; E11_Rev 1; E9_Rev 1; E6_Rev 1; E3_Rev 1; E10_Rev1; E8_Rev 1; E7_Rev 1; E14_Rev1; Proposed and Existing Photo Sheet -The Lockhouse;

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

- 4 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 zinc cladding system fixed to untreated plywood panels as part of the façade construction combustible façade details. This system is typically found to penthouses to the top 1-3 storeys of various elevations as well as a vertical section of zinc cladding stretching from ground level to roof level of the east elevation of the standalone tower. The proposal also comprise of the replacement of combustible aluminium spandrel panels found to the north/ canal elevation at ground and 1st floor level and also spanning from ground to 4th floor level in three locations 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 of the zinc cladding will be replaced with non-combustible cladding system which achieves a rating of Euroclass A2 or better. A proposed photo sheet of the cladding sheet/panel and spandrel panels details and finish to be used confirms that the proposal will be of the same finish as the existing cladding system in terms of appearance, colour, texture, profile etc as much as possible.

The proposals seeks to match the existing finishes of the building 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.

The CAAC were consulted and have no objection to the works. 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 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, 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) 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