

Application ref: 2020/5866/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 12 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Capital PCC
Nicon House
45 Silver Street
Enfield
London
EN1 3EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Cromer Street Estate
Cromer Street
London
WC1H 8JS

Proposal:

Replacement of cladding of the 11 tower blocks (Bedefield, Bramber, Chadswell, Glyne Reach, Gatesden, Greatcroft, Hollis Field, Mullets Field, Northiam, Peperfield, Sandfield) on Cromer Street with a Render External Wall Insulation System and associated adaptations including alterations to parapet copings, window sills and window returns.

Drawing Nos: Supporting documents:

Cromer Street Coping Details, Cromer Street, Design & Access Statement-rev-b.

OS Map 976-CC-CS-AL-0-000-P1

Site Plan 976-CC-CS-AL-0-001-P2

Existing drawings:

Block A: 12178-01-P1, 12178-02-P1, 12178-03-P1, 12178-04-P1, 12178-05-P1,
12178-06-P1

Block B

12173-01-P1, 12173-02-P1, 12173-03-P1, 12173-04-P1

Block C
12180-01-P1,12180-02-P1, 12180-03-P1

Block D
12181-01-P1,12181-02-P1,12181-03-P1

Block E
12182-01-P1,12182-02-P1, 12182-03-P1

Block F
12179-01-P1,12179-02-P1

Block G
12183-01-P1,12183-02-P1

Block H
12184-01-P1,12184-02-P1, 12184-03-P1

Block J
12185-01-P1, 12185-02-P1

Block K
12186-01-P1, 12186-02-P1, 12186-03-P1

Block L
12187-01-P1, 12187-02-P1

Proposed drawings

Block A
976-CC-CS-AL-0-010-P2, 976-CC-CS-AL-0-011-P2, 976-CC-CS-AL-0-012-P2, 976-CC-CS-AL-0-013-P2, 976-CC-CS-AL-0-014-P2, 976-CC-CS-AL-0-015-P2

Block B
976-CC-CS-AL-0-016-P2, 976-CC-CS-AL-0-017-P2, 976-CC-CS-AL-0-018-P2, 976-CC-CS-AL-0-019-P2

Block C
976-CC-CS-AL-0-020-P2, 976-CC-CS-AL-0-021-P2, 976-CC-CS-AL-0-022-P2,

Block D
976-CC-CS-AL-0-023-P2, 976-CC-CS-AL-0-024-P2, 976-CC-CS-AL-0-025-P2,

Block E
976-CC-CS-AL-0-026-P2, 976-CC-CS-AL-0-027-P2, 976-CC-CS-AL-0-028-P2,

Block F
976-CC-CS-AL-0-029-P2, 976-CC-CS-AL-0-030-P2,

Block G
976-CC-CS-AL-0-031-P2, 976-CC-CS-AL-0-032-P2,

Block H

976-CC-CS-AL-0-033-P2, 976-CC-CS-AL-0-034-P2, 976-CC-CS-AL-0-035-P2,

Block J

976-CC-CS-AL-0-036-P2, 976-CC-CS-AL-0-037-P2,

Block K

976-CC-CS-AL-0-038-P2, 976-CC-CS-AL-0-039-P2, 976-CC-CS-AL-0-040-P2,

Block L

976-CC-CS-AL-0-041-P2, 976-CC-CS-AL-0-042-P2

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 and documents:

Supporting documents:

Cromer Street Coping Details, Cromer Street, Design & Access Statement-rev-b.

OS Map 976-CC-CS-AL-0-000-P1
Site Plan 976-CC-CS-AL-0-001-P2

Existing drawings:

Block A: 12178-01-P1, 12178-02-P1, 12178-03-P1, 12178-04-P1, 12178-05-P1, 12178-06-P1

Block B

12173-01-P1, 12173-02-P1, 12173-03-P1, 12173-04-P1

Block C

12180-01-P1,12180-02-P1, 12180-03-P1

Block D

12181-01-P1,12181-02-P1,12181-03-P1

Block E

12182-01-P1,12182-02-P1, 12182-03-P1

Block F

12179-01-P1,12179-02-P1

Block G

12183-01-P1,12183-02-P1

Block H

12184-01-P1,12184-02-P1, 12184-03-P1

Block J

12185-01-P1, 12185-02-P1

Block K

12186-01-P1, 12186-02-P1, 12186-03-P1

Block L

12187-01-P1, 12187-02-P1

Proposed drawings

Block A

976-CC-CS-AL-0-010-P2, 976-CC-CS-AL-0-011-P2, 976-CC-CS-AL-0-012-P2,
976-CC-CS-AL-0-013-P2, 976-CC-CS-AL-0-014-P2, 976-CC-CS-AL-0-015-P2

Block B

976-CC-CS-AL-0-016-P2, 976-CC-CS-AL-0-017-P2, 976-CC-CS-AL-0-018-P2,
976-CC-CS-AL-0-019-P2

Block C

976-CC-CS-AL-0-020-P2, 976-CC-CS-AL-0-021-P2, 976-CC-CS-AL-0-022-P2,

Block D

976-CC-CS-AL-0-023-P2, 976-CC-CS-AL-0-024-P2, 976-CC-CS-AL-0-025-P2,

Block E

976-CC-CS-AL-0-026-P2, 976-CC-CS-AL-0-027-P2, 976-CC-CS-AL-0-028-P2,

Block F

976-CC-CS-AL-0-029-P2, 976-CC-CS-AL-0-030-P2,

Block G

976-CC-CS-AL-0-031-P2, 976-CC-CS-AL-0-032-P2,

Block H

976-CC-CS-AL-0-033-P2, 976-CC-CS-AL-0-034-P2, 976-CC-CS-AL-0-035-P2,

Block J

976-CC-CS-AL-0-036-P2, 976-CC-CS-AL-0-037-P2,

Block K

976-CC-CS-AL-0-038-P2, 976-CC-CS-AL-0-039-P2, 976-CC-CS-AL-0-040-P2,

Block L

976-CC-CS-AL-0-041-P2, 976-CC-CS-AL-0-042-P2

4 ** Construction Demolition Management Plan

Prior to commencement of development the Owner shall submit a Construction Management Plan demonstrating how the Development can be carried out safely and with minimal possible impact on and disturbance to the surrounding environment and highway network, in accordance with the Plan. The measures contained in the Demolition Management Plan shall at all times remain implemented during all works of demolition.

Reason: In order to protect the transport infrastructure, the environment, conservation area, and the health and amenity of residents, in accordance with Policies A1, D2, CC4, and T4 of the Camden Local Plan 2017

5 **CMP Implementation support contribution

On or prior to Implementation, confirmation that the necessary measures for the provision and monitoring of the CMP shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the transport infrastructure, the environment, conservation area, and the health and amenity of residents, in accordance with Policies A1, D2, CC4, and T4 of the Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at

<https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

- 3 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).
- 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) 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



Daniel Pope
Chief Planning Officer