

Application ref: 2022/0282/P
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Date: 8 April 2022

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Wildstone Planning
22 Berghem Mews
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Central Somers Town covering land at Polygon Road Open Space, Edith Neville Primary School, 174 Ossulston Street, 2 Brill Place and Purchase Street Open Space
London
NW1 1DN**

Proposal:

Details pursuant to Condition 141 (Fire Strategy for Plot 7) pursuant to planning permission ref 2020/4631/P dated 23/04/2021 which itself varied planning permissions refs 2015/2704/P dated 14/10/2016 and 2019/5882/P dated 01/07/2020 (for demolition of existing buildings and the provision of various uses and buildings including Plot 7 containing 54 residential units over flexible A1/A2/A3/D1 floorspace at ground level). Drawing Nos: Brill Place Detailed Fire Strategy, prepared by BB7 Trading as Omega Fire, 16 December 2020 (ref. BB-DFS-10634-OF-01 Rev C)

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approval:

A Fire Strategy for Plot 7 was required by condition 140 attached to variation of condition permission ref. 2019/5882/P dated 01/07/2020, and was discharged on 04/10/2021 under ref. 2020/5912/P. This condition is a duplicate of this condition that has already been discharged.

The submitted Fire strategy has been reviewed by the Council's Building Control team and considered acceptable. BS9991 places a requirement on the design team to perform a qualitative design review of the fire safety provisions where a building exceeds 50m in height. The height of the Brill Place development does not have any bearing on the likelihood of a fire in any individual apartment, and similarly the fuel load within the apartments does not increase with building height. The main concern is to limit the impact if fire occurs, as the consequence of rapid fire spread, smoke spread or structural collapse is greater. The building does not have any high risk cladding system. The Fire strategy includes detail of fire vehicle access and fire fighter access. The submitted report, the CFD analysis of the open plan apartments and the detailed fire strategy, conclude that the Brill Place development offers a level of fire safety commensurate of a BS9991 development under 50m.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with Policy D12 of the London Plan 2021.

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 2021.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer