

Application ref: 2021/6057/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 20 June 2022

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

PRP
10 Lindsey Street
London
EC1A 9HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**163 - 165 Iverson Road
London
NW6 2RB**

Proposal:

Replacement of existing building facades as part of fire safety remedial works, including replacement of brick slip cladding and zinc cladding with non-combustible equivalents, replacement of timber cladding with light grey render, replacement of timber decking with aluminium decking and timber soffits with white render.

Drawing Nos: TP9445_2250, TP9445_2251, TP9445_2206, TP9445_2205, TP9445_2204, TP9445_2203, TP9445_2202, TP9445_2200, TP9445_2201, TP9445_2151, TP9445_2250, TP9445_2106, TP9445_2105, TP9445_2103, TP9445_2104, TP9445_2102, TP9445_2101, TP9445_2100, TP9445_2100, TP9445_2101, Design and Access Statement by PRP dated 10.12.21.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

TP9445_2250, TP9445_2251, TP9445_2206, TP9445_2205, TP9445_2204, TP9445_2203, TP9445_2202, TP9445_2200, TP9445_2201, TP9445_2151, TP9445_2250, TP9445_2106, TP9445_2105, TP9445_2103, TP9445_2104, TP9445_2102, TP9445_2101, TP9445_2100, TP9445_2100, TP9445_2101, Design and Access Statement by PRP dated 10.12.21.

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

- 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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission -

The application involves replacing existing façade systems that pose a fire risk with compliant systems under the recently amended Building Regulations.

The existing building comprises a timber frame structure with three main external façade types including brick slips, zinc and timber cladding. Investigations have revealed that all cladding types are either combustible or have a combustible backing and that all facades contain defective cavity barriers, combustible insulation and combustible supporting formwork. The Council's Environmental Health Department has issued an Enforcement Notice to require remediation.

Brick slips comprise most of the existing facades. Used in white, with a light mortar joint, they provide a backdrop to the rich dark colours of the zinc and timber cladding. The remedial proposals will replace the existing combustible product with a non-combustible brick slip system. The proposal will seek to match the existing as closely as possible in colour which is white/light grey/light buff.

Zinc cladding is used in standing seam arrangements for the bay elements. The zinc colour is black and contrasts with the white brick slip. The replacement zinc product will be a like-for-like replacement, maintaining the original colour and standing seam format.

The timber cladding is used to the front, rear and side elevations and has a weathered dark brown colour. Timber is a combustible product and therefore a like-for-like replacement is not possible. The replacement timber product is a non-combustible mineral render with a light grey colour. The colour palette

offered will replicate the contrasting and complementary characteristics of the existing façade.

The existing timber decking is located to all deck access and private balcony amenity spaces. The proposed replacement is a non-combustible aluminium decking system in light or dark grey. Timber soffits are located to all deck access and private balcony locations. The proposal is to use a white render replacement, rather than a light grey, which is acceptable.

The proposals are considered to preserve the character and appearance of the host building and streetscene. The nature of the proposals means that there would be no impact on neighbouring residential amenities.

Local Plan Policy A1 seeks to protect amenities, which includes transport impacts from development, and will accordingly consider the use of Construction Management Plans (CMP) in assessing applications. As there would be substantial construction works involved, the Council would seek to secure a CMP plus an implementation support contribution of £3,930 and a Construction Impact Bond of £7,500 as part of a s106 legal agreement.

The site's planning history has been taken into account when making this decision. No objections were received following consultation procedures.

As such, the proposal is in general accordance with policies D1 and A1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2013. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 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) 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 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 printed name and title.

Daniel Pope
Chief Planning Officer