

Application ref: 2022/1968/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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WC1H 9JE

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OX15 6HU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**13 Great Turnstile**  
**London**  
**WC1V 7HH**

Proposal: Removal of HPL rainscreen cladding to part of the front elevation and replacement with rendered, external wall insulation system. Creation of new wall opening to rear terrace facing north lightwell.

Drawing Nos: 2006-PA-011-01, 2006-PA-012, 2006-PA-010.

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 2006-PA-011-01, 2006-PA-012, 2006-PA-010.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Great Turnstile House was designed with inter-related volumes. The building massing uses setbacks for balconies and terraces.

The application is for the removal of high-pressure laminate (HPL) cladding from a portion of the front elevation of Great Turnstile House. HPL cladding was identified by the government's Building Safety programme expert panel as a potential risk to residential buildings below the tall (18m) building threshold. In its place will be a rendered, external wall insulation (EWI) facade system with associated sills and trims. There will also be the formation of a new wall opening to a terrace on the 5th floor on the rear elevation, north lightwell. The yellow and white render areas are to be retained.

The EWI system replacing the HPL cladding will have a dark-grey render finish to match the exposed steelwork on Great Turnstile House and to respond to the dark grey framing of adjacent windows on the lane. The grey facade detailing includes stringer courses. New flashings, sills and trims around the existing windows run full-height between stringer courses. Overall, the changes would have limited impact on the design and appearance of the building and would preserve the character of the conservation area.

A small lightwell exists in the north- east corner of the site with window openings and inset balconies from Great Turnstile House facing blank facades on the adjacent office building. It is proposed to create a new opening to the 5th-floor terrace facing this court. This would have a limited impact on the appearance of the building and the opening would not be visible from ground level.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

There would be no harmful impacts to residential amenities by way of loss of outlook, daylight or privacy.

A Transport Officer has confirmed that a Construction Management Plan is not necessary for this development.

No objections were received and the Bloomsbury CAAC confirmed they had no objection to the proposed works. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies, D1, A1 and D2 of the Camden Local Plan 2017. 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](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.

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.

Daniel Pope  
Chief Planning Officer