

Application ref: 2022/1108/P
Contact: Daren Zuk
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Date: 15 September 2022

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Levitt Bernstein
Thane Studios
2 - 4 Thane Villas
London
N7 7PA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**154 Loudoun Road
London
NW8 0DJ**

Proposal:

Removal of existing external timber cladding and insulation to the enclosing walls of inset balconies in an 8 storey residential tower and replacement with non-combustible cladding of similar colour and appearance.

Drawing Nos: 3850-098 Rev P01, 3850-131 Rev P01, 3850-175 Rev P01, 3850-176 Rev P01, 3850-177 Rev P01, 3850-178 Rev P01, 3850-200 Rev P01, 3850-201 Rev P01, 3850-202 Rev P01, 3850-203 Rev P01, Fire Statement Form, and Design and Access Statement (Mar 22).

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: 3850-098 Rev P01, 3850-131 Rev P01, 3850-175 Rev P01, 3850-176 Rev P01, 3850-177 Rev P01, 3850-178 Rev P01, 3850-200 Rev P01, 3850-201 Rev P01, 3850-202 Rev P01, 3850-203 Rev P01, Fire Statement Form, and Design and Access Statement (Mar 22).

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

- 3 All new external work shall be carried out in materials 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 proposal includes the removal and replacement of the existing external timber cladding and phenolic insulation to the enclosing walls of the inset balconies of the 8-storey block portion of the existing development. The external, non-structural leaves of these walls will be removed and replaced with a matching non-combustible alternative, finished in a faux wood grain pattern in tones that are similar to those of the original timber cladding. No other building elements will be affected by the proposal.

The application site is not located within a conservation area, however, Alexandra Road Conservation area is located to the west across Loudoun Road. The proposed faux wood grain cladding would have a similar appearance to the existing timber cladding and as such would be in keeping with the overall design and appearance of the existing building. This is therefore considered acceptable.

There are no amenity concerns to neighbouring properties given the proposal would replace the cladding of part of the existing building. The site's planning and appeals history has been taken into account when coming to this decision.

The Health and Safety Executive (HSE) were consulted in order to comment on the submitted Fire Statement. The HSE has provided a response indicating 'no comment' on the proposed external materials. No further responses were received from the consultation process.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the adjacent Alexandra Road 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 proposal is in general accordance with policies A1, C6, CC1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the 3

National Planning Policy Framework 2021.

As such, the proposed development is in general accordance with Policy A1 (Managing the impact of development), Policy D1 (Design) and Policy D2 (Heritage) of the Camden Local Plan 2017.

- 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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer