

Application ref: 2022/0881/P  
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Date: 30 December 2022

**Development Management**  
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Reed Watts Architects  
21C Clerkenwell Road  
London  
EC1M 5RD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**The Roundhouse Theatre**  
**Chalk Farm Road**  
**London**  
**Camden**  
**NW1 8EH**

Proposal:

Details of new facing materials and green roof as required by conditions 3a)&c) and 12 of planning permission ref: 2016/5760/P dated 16/08/2018 for: The erection of a new building ranging from two to four storeys in height to accommodate new studios (Class D1) and offices (Class B1) within the service yard and the addition of a sixth storey to the existing 'container' office building for office accommodation (Class B1) together with installation of rail side storage containers and associated works within the service yard area.

Drawing Nos: Planning conditions: Discharge Report Condition 3 Detailed Drawings and Samples February 2022: 1906(0)350 C01; 1906(0)353 C01; 1906(0)354 C01; 1906(0)355 C01; 1906(0)050; 1906(0)051; 1906(0)052; 1906(21)040 C01; 1906(21)025 C01; 1237 023 G; 1237 024 F; 1237 025 F; 1237 026 E; 1237 027 E; 1237 028 F; 1237 029 E; 1237 030 F; 1237 031 E; 1237 032 E; 1237 033 E; 1237 034 C; 1237 035 E; Roundhouse retaining wall brickwork 03.11.22; Planning conditions: Discharge Report Condition 12 Green roof February 2022: 1906(0)154 H; 1906(27)001 C02; 1906(0)010 P03 P02; Roundhouse cladding photos; Roundhouse brick wall samples.

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

Informative(s):

1 Reasons for approving details:

Condition 3a) requires details of new external windows and doors. These have been provided and show adequate dimensions, reveal depth and frame thickness, which respond to the character of the host building and fit in with the streetscene.

Condition 3c) requires details of new facing materials: brick panel, reclaimed timber sleepers with weathered face visible (rainscreen cladding), curtain walling with vertical timber fins, reclaimed timber sleepers with cut face visible above, profiled metal cladding, flat sheet rainscreen cladding.

A brick panel has been displayed on site including typical façade junction details demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding. The mix of brick types, with darker and reddish tones is considered appropriate. A larger number of darker bricks than the red tones should be included within the blend. The bond would be English with bucket-handle pointing. The coping stone should be of the grey tone to match the existing. Overall the proposed brickwork would preserve the character and appearance of the listed boundary wall and fit in with the wider building.

Flat sheet rainscreen cladding is proposed in areas not visible from the streetscene and a sample was presented on site.

A panel showing reclaimed timber sleepers with weathered face visible (rainscreen cladding), curtain walling with vertical timber fins, reclaimed timber sleepers with cut face visible above, profiled metal cladding, flat sheet rainscreen cladding, has been displayed on site and assessed by planning and conservation Officers. The proposed materials are of high quality and considered to preserve the character and appearance of the building and the special interest of the listed building.

The details provided are considered sufficient to discharge condition 3.

Condition 12 require details of the green roof. The proposed green roof details are considered to be suitable for the site and on sufficient substrate depth to be sustainable. A good range of planting would be supported by the green roof and the maintenance place demonstrates that planting will be adequately maintained. The details have been assessed by tree officers and consider them sufficient to discharge condition 12.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and on the character of the conservation area and would ensure the development undertakes reasonable measures to take account of biodiversity and the water environment.

As such, the proposed development is in general accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3 b (railings and balustrade) of planning permission ref: 2016/5760/P dated 16/08/2018 are outstanding and require details to be submitted and approved.

It is noted that conditions 8 (Servicing management plan) has been submitted and is pending consideration under application 2022/4435/P.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer