

Application ref: 2022/2274/P
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Savills
33 Margaret Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1-3 Ferdinand Place
London
NW1 8EE**

Proposal: Details required by condition 4 (method statement to remove and protect cobbled setts), condition 5 (details of reuse of demolished materials) and condition 16 (feasibility for hybrid blue/green roof) of planning permission ref 2020/2364/P dated 16/03/2022 for demolition of the existing building and the erection of a four storey building with roof level accommodation, comprising office use (Class E) at ground floor level and 9 self-contained residential units (Class C3) on the upper floors.

Drawing Nos: 3262-CB-A-DR-1010 rev P8; 3262-CB-A-DR-1051 rev P12; 3262-CB-A-DR-1052 rev P11; 21024-2101 rev B; 21024-2401 rev A; 20-J3457-119 rev PR1 dated July 2023; Method Statement for planning condition 4 prepared by Firmitas Design and Build dated November 2021; Method Statement for planning condition 5 prepared by Firmitas Design and Build dated 29 April 2022; Extract from Sky Garden brochure of Wildflower Blanket System; Extract from brochure of Wildflower System Maintenance Plan; Feasibility assessment for a hybrid blue-green roof.

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

Informative(s):

- 1 Reasons for granting approval of details-

Condition 4 (method statement to remove and protect cobbled setts)

A method statement prepared by Firmitas Design and Build has been provided which concludes that no works are intended to take place within Ferdinand Place which are covered by cobbled setts. During the construction phase, if necessary recycled low-density polyethylene ground protection multi matt grids would be laid over the relevant sections to protect the cobbled setts from damage from construction vehicles entering and exiting the site. Photographic evidence of the existing cobbled setts has been provided as well as a method statement for their removal, storage and reinstatement if required. Transport officers have reviewed the information and advised that the product is capable of protecting the existing road surface and is considered acceptable. The information is satisfactory and is sufficient to recommend discharging this condition.

Condition 5 (details of reuse of demolished materials)

Condition 5 requires a strategy for salvage and appropriate reuse of demolished materials for no. 1 Ferdinand Place, mainly the white-painted relief plaques set into the walls. A method statement has been submitted detailing the removal, storage and replacement of the existing painted plaques. The 3 plaques would be wrapped and stored in rigid boxes on site in a container and would then be cleaned, repaired and repainted before they are reinstated on the new building. Originally the plaques were proposed to be displayed on the western elevation. It was considered that the plaques should be installed in similar locations to their existing location. Two plaques would now be displayed on the southern front elevation and one on the eastern elevation in line with the top of the ground floor glazing. The information is satisfactory and is sufficient to recommend discharging this condition.

Condition 16 (Blue-green roof feasibility assessment)

The development includes an attenuation tank at ground floor level below the courtyard without any additional construction being required. It would measure 6 sq. m and would allow slow discharge of water by means of a restricting water flow into the off-site surface water drainage system. The applicant has explored the feasibility of installing a hybrid blue/green roof. They have advised that the additional weight of an attenuation tank on the roof would increase the load that the roof structure would carry and also would increase the column and roof slab sizes. The height of the building has been designed to ensure it remains similar to the originally approved scheme to minimise the impact on the amenity of the adjoining properties in terms of loss of daylight and sense of enclosure. Installing a storage tank on the proposed roof is not considered appropriate on this building due to the impact it may have on the amenity of neighbouring occupiers. The Council's Sustainability Officer has reviewed the information and it has been demonstrated to the Council's satisfaction that it will not be feasible to install a blue/green roof on the new development.

The original proposal included a sedum roof which was not considered the best option to enhance biodiversity at the site. Following discussions with the applicant the proposal has been revised to include a wildflower blanket system on the roof. This would comprise 30-40 different species of regional wildflower and grass mix which would enhance the biodiversity of the site. The section

drawing shows sufficient substrate depth of 120mm which would ensure the long term viability of the wildflower blanket roof. The maintenance of the planting would include initial watering, feeding and annual clearing of unwanted weeds. The Council's Tree officer has reviewed the information and is satisfied within the details. As such, the condition can therefore be discharged.

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The full impact of the development has been considered during the determination of the original application.

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

The proposed development is in general accordance with policies D1, D2, A3, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 3 You are reminded that conditions 3 (a-d) (samples of materials); 7 (tree protection measures); 8 (privacy screening); 11 (air inlet locations); 13 (PVs); 25 (bird and bat boxes) of planning permission ref 2022/1363/P dated 05/08/2022 are outstanding and require details to be submitted and approved.
- 4 Please be advised that planning application 2022/1363/P to vary planning permission ref 2020/2364/P dated 16/03/2022 has been resolved to grant planning permission subject to the signing of the s106 legal agreement. When the legal agreement is signed and planning permission is granted, Condition 7 (tree protection measures) will be removed and condition numbering will be altered.

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



Daniel Pope
Chief Planning Officer