

Application ref: 2023/3353/P  
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**Development Management**  
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Network Rail (Infrastructure) Ltd  
Floor 4a George Stephenson House  
Toft Green  
York  
YO1 6JT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Walls over bridge SPC1/14**  
**Junction of Agar Grove**  
**Murray Street & St Augustine's Road**  
**London**

Proposal:

Demolition and rebuild of existing walls on the bridge superstructure  
Drawing Nos: 165223-BNU-DRG-ECV-002100, rev P01; 165223-BNU-DRG-ECV-002102, rev P01; 165223-BNU-DRG-ECV-002101, rev P01; 165223-BNU-DRG-ECV-002202, rev P03; 165223-BNU-DRG-ECV-002201, rev P01; 165223-BNU-DRG-ECV-002200, rev P03; Design and Access Statement prepared by Network Rail, dated 15/08/2023

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- 165223-BNU-DRG-ECV-002100, rev P01; 165223-BNU-DRG-ECV-002102, rev P01; 165223-BNU-DRG-ECV-002101, rev P01; 165223-BNU-DRG-ECV-002202, rev P03; 165223-BNU-DRG-ECV-002201, rev P01; 165223-BNU-DRG-ECV-002200, rev P03; Design and Access Statement prepared by Network Rail, dated 15/08/2023

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

- 4 Prior to demolition of the walls, an indicative timeline regarding their reconstruction will be submitted and agreed in writing with the LPA, and implemented accordingly unless agreed in writing with the LPA.

Reason: To ensure that the amenities of occupiers are protected in accordance with the requirements of policies A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission

The proposal relates to proposed remediation works to the existing Network Rail overbridge at the junction of Agar Grove, Murray Street and St Augustine's Road.

As part of the remediation works, several lengths of the wall at the bridge are to be removed and rebuilt. The lengths of walls to be removed are; 40 metres of wall running from a point approximately opposite 1a Murray Street to a point opposite 4 St Augustine's Road; and 30 metres of wall surrounding the gardens to 4 St Augustine's Road itself. A new access gate would also be incorporated into one of the rebuilt northern sections of wall on St Augustine's Road. In addition the parapet of the bridge that runs along the south side of Agar Grove is to be re-built with removal of the existing wire netting extension to the existing engineering brick parapet.

The walls would be rebuilt largely to their existing condition. A notable exception to this is the external face of the parapet of the bridge along the south side of Agar Grove, where the existing external face is largely constructed with blue engineering brick, but would be rebuilt with precast concrete with steeple copper. However given that this will not be visible in public views it is acceptable as it will have a limited impact on the conservation area.

A small section of the Network Rail compound wall on St Augustine's Road,

where the existing is constructed with blue engineering bricks, would be reconstructed in stock brick to match the rest of the walls at the junction. The change of brick material is acceptable here as it would provide for a more uniform appearance for this length of wall.

Given that the walls will be largely rebuilt to match the existing there will be no harm caused to either Camden Square Conservation Area.

The new pedestrian entry gate on St Augustine's Road would be a small insertion in the existing wall and would not compromise the overall appearance and character of the wall. Similarly, the new and relocated ancillary equipment (airwave emergency radio and fire hydrant) are minor elements and in keeping with the streetscape and immediate area partly characterised by railway infrastructure.

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

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

One objection was received from a resident of a flat at 4 St Augustine's Road. The objection relates to the demolition of the section of wall surrounding the gardens to 4 St Augustine's Road, and notes Network Rail have undertaken a lack of consultation with residents of the property, and raises uncertainty around the timeframe for the wall demolition/reconstruction and how their site would be secured while the works are being undertaken. The applicant (Network Rail) is the owner of the gardens and leases the land to the principal leaseholder of the property. The applicant has offered a condition regarding the timeline for the re-construction of the wall around the garden to give some certainty as to when the wall would be reinstated. It is likely temporary fencing would be in place throughout the construction period to secure the boundary of 4 St Augustine's Road, however this would be ultimately a civil matter between the applicant and residents of the property. There is no statutory requirement for the applicant to undertake pre-consultation with residents.

Camden Square CAAC did not comment on the application.

The planning history of the site has been taken into account when coming to this decision.

- 2 As such, the proposed development is in general accordance with Policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.
- 3 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).

- 4 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.
- 5 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer