

Application ref: 2023/4906/P  
Contact: Edward Hodgson  
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Date: 9 January 2024

**Development Management**  
Regeneration and Planning  
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Fathom Architects  
60A Weston Street  
London  
SE1 3QJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**2 Pancras Square**  
**London**  
**N1C 4AG**

Proposal: Details of the living green walls as required by Condition 4 of planning permission 2023/2947/P dated 3/10/2023 (for: Alterations to ground floor west elevation, including removal of brise soleil and installation of new windows, and new green walls, planting and artwork to undercroft)

Drawing Nos: 0132-FA-00-00-DR-A-0505 rev 2, Biotope 2 Pancras Square 8773 - 07.09.2023

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

Informative(s):

- 1 Condition 4 of planning permission ref. 2023/2947/P dated 3/10/2023 requires details of the green living walls to be submitted. These details include a scheme of maintenance, detailed sections and full details of the planting species and density.

A detailed maintenance scheme and planting strategy has been submitted along with detailed section drawings. These demonstrate that the walls will be of a high quality and will be sustainable.

The details have been reviewed by the Council's Tree and Landscape Officer who raised no objection. The details are thus in general accordance with the Council's requirements for sustainable and high quality planting.

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 buildings and streetscene and on the character of the conservation area.

As such, the proposed details are in general accordance with policies A1, D1, D2 and A3 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 03/10/2023 under ref 2023/2947/P which need details to be submitted, have been approved.

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