

Application ref: 2024/4292/P  
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Date: 17 January 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Gerald Eve LLP  
Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**UCL New Chemistry Building**  
**20 Gordon Street**  
**London**  
**WC1H 0AJ**

Proposal:

Installation of a green wall on the facade of the Christopher Ingold Building and installation of canopy structures with a green roof and associated works

Drawing Nos: Location Plan 840-NHA-00-ZZ-D-A-00001 P04, 840-NHA-00-ZZ-D-A-00010 P04, 840-NHA-00-ZZ-D-A-00100 P04, 840-NHA-00-ZZ-D-A-00120 P05, 840-NHA-00-ZZ-D-A-00200 P04, 840-NHA-00-ZZ-D-A-00220 P05, 840-NHA-00-ZZ-D-A-00300 P04, 840-NHA-00-ZZ-D-A-00320 P05, Design and Access Statement, Ecological Impact Assessment (Tyler Grange 20/08/2024), Lighting Assessment (BDP 18/09/2024), Technical Drainage Note (BDO 16/09/2024),

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:

Location Plan 840-NHA-00-ZZ-D-A-00001 P04, 840-NHA-00-ZZ-D-A-00010 P04, 840-NHA-00-ZZ-D-A-00100 P04, 840-NHA-00-ZZ-D-A-00120 P05, 840-NHA-00-ZZ-D-A-00200 P04, 840-NHA-00-ZZ-D-A-00220 P05, 840-NHA-00-ZZ-D-A-00300 P04, 840-NHA-00-ZZ-D-A-00320 P05, Design and Access Statement, Ecological Impact Assessment (Tyler Grange 20/08/2024), Lighting Assessment (BDP 18/09/2024), Technical Drainage Note (BDO 16/09/2024)

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

- 3 Prior to commencement of the relevant works, full details in respect of the blue/green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. Details of the blue/green roof provided shall include: catchment area, storage volume, drainage rate, species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green/blue roof.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan policies

- 4 Prior to commencement of the relevant works, full details in respect of the green wall in the area indicated on the approved plan shall be submitted to and approved by the local planning authority. Details of the green wall provided shall include: species, planting density and long term viability of the green wall, as well as details of the maintenance programme for green wall.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the green infrastructure in accordance with policies A3 and CC2 of the London Borough of Camden Local Plan policies.

- 5 The lighting to the vegetation shall be switched off at 23:00 every evening.

Reason: to safeguard the amenity of adjoining occupiers and biodiversity in accordance with policies A1 and A3 of the Camden Local Plan 2017.

- 6 Details drawings of how the columns would interface with the paving slabs shall be submitted to and approved in writing by the Local Highways Authority prior to the commencement of the relevant part of the works.

Reason: To allow for the sustainable movement of public highway users in accordance with policy T1 of the Camden Local Plan 2017.

Informative(s):

## 1 Reasons for granting permission:

The proposal involves the installation of two canopy structures with green roofs at street level, and a green living wall on the side of the Christopher Ingold Building.

The building currently has a blank façade facing onto Gordon Street, at both the lower portion of the building and the five-storey element. This has created a hostile and unwelcoming appearance. The canopy structures would be located outside the building at street level. They would be constructed with timber and would have green and blue living roofs above. The existing cycle parking would be retained. The living wall would be located on the five-storey elevation facing Gordon Street. The works would result in a general improvement in the appearance of the streetscene and conservation area and would create a more welcoming environment.

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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Although the works would be exempt from the requirements of Biodiversity Net Gain as the site is below the de minimis threshold, there would be an overall improvement in the biodiversity of the site which is welcomed. A condition is attached to ensure the lighting to the vegetation is switched off after 23:00 to allow for a more natural cycle. Further details of the planting, substrate depth and maintenance are secured via condition to ensure that the green roofs and wall are sustainable long term.

The blue roof would allow for a reduction in water run-off, which is about a 75% betterment compared to the existing situation which is welcomed. A condition is attached requiring further details of the blue roof to ensure its longevity.

The existing cycle parking would be retained which is welcomed as it is commonly used by students. The public highway is maintained by the Council and as such, details of how the columns would interface with the paving slabs are secured via condition.

One comment was received from a neighbouring occupier, raising concerns over the use of a green wall in terms maintenance and environmental benefits. The Council considers that the works would provide environmental benefits in the form of water runoff reductions and increased biodiversity. Maintenance details are secured by condition to ensure its longevity.

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

As such, the proposed development is in general accordance with policies A1, A3, T1, CC1, CC2, CC3, D1 and D2 of the Camden Local Plan 2017. The

proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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](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.

- 5 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat and impacts less than 25 square metres of onsite habitat

#### ++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a “Biodiversity Gain Site”.
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

## 6 Biodiversity Net Gain (BNG) Informative (2/2):

### + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

### ++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

### ++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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

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

Daniel Pope  
Chief Planning Officer