



Planning Department
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

18 October 2006

Our ref. HB/799001

Dear Sir/Madam,

**RE: 230, 232A AND 234 ROYAL COLLEGE STREET, LONDON -
APPLICATION TO REMOVE CONDITION 16, REPLANTING OF TREE
BETWEEN 191 ST PANCRAS WAY AND THE NEW BUILDING (REF
PEX0101048/R2)**

We are making an application on behalf of our client to remove condition 16
attached to application PEX0101048/R2

This application comprises of the following documents:-

- Application form and certificate A duly signed and dated;
- Cheque for £135
- Site plan - 781/006;
- Ground Floor Plan 589/002/F – shows original location of tree
- Photographs: 1) planted flower bed, and 2) hard landscaping to rear of
buildings (Photos previously submitted to discharge condition 2 –
landscaping); and
- E-mail correspondence – pre application advice.

Application Site:

The site comprises two residential buildings, namely 230-232a and 234 Royal
College Street which are linked by a shared amenity area to the rear of the
properties.

230-232a is a new build development comprising 6 maisonettes. This property
fronts on to Royal College Street.

234 Royal College Street, formerly the Falcon Public House, comprises a 4-
storey property (basement, ground, 1st and 2nd floors) of which the 1st and 2nd
floors have been converted into residential units. The ground and basement
floors are the subject of a current appeal for residential accommodation.

The building is on the junction of Royal College Street and Wilmot Place.
Although the address is Royal College Street it fronts onto Wilmot Place facing
College Gardens, an area of public open space.

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Also in Manchester, Leeds
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This building is located within the Jeffrey Street Conservation Area. The Conservation Area boundary is drawn so that this part of the site is included but neighbouring buildings 230 and 232a are outside of the conservation area. None of the buildings are listed.

Relevant Planning History:

230, 232a and 234 Royal College Street:

PEX0100046/R3: Planning permission was granted on 7 December 2001 for the demolition of the public house extension, yard and church building, the erection of a new public house extension and formation of 11 new residential units*, involving the erection of a 4 storey (Including basement) building fronting Royal College Street comprising 7 units plus roof terrace and private gardens, the conversion of the existing floor space above the public house to form 4 residential units plus associated raised level communal gardens and staircase to the rear of the public house and refuse area. This was subject to a legal agreement for car free housing.

* It is noted that the approved plans only show 10 residential units with the Royal College Street building comprising 6 new units. The LPA have confirmed that the decision notice was issued in error and only 10 units were granted. The scheme has been developed in accordance with this advice.

PEX 0101048/R2: Planning permission was granted on 31 March 2004 for variation of planning permission dated 07.12.01 (Reg no: PEX0100046/R3), which includes changes to fenestration, building levels, balcony treatment and roof terrace. This was subject to a legal agreement for car free housing.

This permission was subject to a number of conditions which the applicant has been seeking to discharge. To date the Council has discharged conditions 2, 9, 10, 11, 12, 14b, and 15.

2006/3953/Invalid: A retrospective application for the addition of a roof terrace at 234 Royal College Street and alterations to the roof terrace and front elevation at 230 -232a Royal College Street has recently been submitted for the council's consideration.

Associated Planning History:

234 Royal College Street

2006/0459/P: This application was for the change of use from Public House (Use Class A4) to 3 residential units (1x 1 bed unit, 1x 2 bed unit, 1x 3 bed unit) and associated alterations to the front and rear elevations. This application was withdrawn on 5 April 2006.

2006/1686/P: This application was to change the use from Public house (Use Class A4) to 4 residential units (1x 2 bed and 3x 1 bed units) with associated external alterations to front and rear. This application was refused on 8 June 2006 and is currently the subject of an appeal.

Planning Consideration:

This application is to remove condition 16 which relates to the replanting of a tree close to the boundary shared with 191 St Pancras Way

Condition 16 states:

“A tree shall be planted in or as near as possible to the position of the previous tree on the border between 191 St Pancras Way and the new buildings (as required in condition 3). The type and age of the tree shall have been submitted to and approved by the council and the development shall not be carried out otherwise than in accordance with any approval given.”

The development permitted under PEX0101048/R2 has now been completed and the applicant is seeking to comply with the conditions attached to the planning permission. The Council have previously considered the soft and hard landscaping on the site in relation to condition 2 and this condition was discharged on 19 June 2006. (Ref 2006/1910/P)

The approved landscaping scheme (photos submitted – **Appendix 1**) does not allow for a tree to be planted in the northwest corner of the site. Although the applicant tried to design a scheme that would fulfil the requirement of condition 16, this location proved difficult for a number of reasons

Planting a tree in the north east corner would result in it being constrained by high boundary walls on two sides. This would impinge on the tree's ability to grow and ultimately the tree might fail to establish itself due to these unfavourable conditions.

The proximity of the replanted tree to the site boundary means that if the tree does manage to establish itself in this location that roots and branches will spread out of the site area and into the neighbouring areas. This is liable to create practical problems with regards to pruning. It may also lead to maintenance problems with the roots potentially harming the foundations of the boundary walls and neighbouring buildings.

The applicant has considered whether a tree could be successfully planted in an alternative location on site. However, due to the site constraints it is considered that a tree of similar size to the one removed is unlikely to thrive. Correspondence has been exchanged with the Council on this matter and it was advised that an application to remove this condition would be the most appropriate solution given the facts of the case. This correspondence is attached as **Appendix 2** for information.

Conclusion:

Condition 16 of the approved planning application PEX0101048/R2 requires that a tree be planted in the north eastern corner of the site. The physical constraints of the site mean that a tree is unlikely to thrive in this location. Furthermore, the approved landscaping scheme does not allow for a tree to be planted on the site. Consequently this application is being made to remove this condition.

We look forward to your positive consideration of this application. Please do not hesitate to contact me should you require any further information.

Yours faithfully,



Hannah Baker