

Lizzie Cowan
Tibbalds Planning and Urban Design
19 Maltings Place 169 Tower Bridge
Road London SE1 3JB

Application Ref: **2017/1508/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

25 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Bourne Estate (south)
Portpool Lane
London
EC1N**

Proposal: Construction of a new boundary wall between the Bourne Estate and the rear of properties on Leather Lane and associated landscaping and site works

Drawing Nos: P_010; P-100 Rev A; P-110 Rev A; P-160 Rev A; P-200 Rev A; P-210 Rev A; P-260 Rev A; MCA0717/01A; Landscape Management Plan Second Revision 20th April 2017; Cover letter dated 14/03/2017; Planning, Heritage, and Design Statement dated March 2017.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans P_010; P-100 Rev A; P-110 Rev A; P-160 Rev A; P-200 Rev A; P-210 Rev A; P-260 Rev A; MCA0717/01A; Landscape Management Plan Second Revision 20th April 2017; Cover letter dated 14/03/2017; Planning, Heritage, and Design Statement dated March 2017.

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

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by no later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

This application relates to a boundary wall running along the rear of properties at 39-49 Leather Lane and the southeast corner of Bourne Estate (near Baldwins Gardens). The wider Bourne Estate site is part of a comprehensive redevelopment that is near completion ref: 2012/6372/P dated 31/10/2103 (75 new residential units and various other works). The part of site this proposal relates to was originally play space but has now been redeveloped to form Block 2/Equiano Court of the new residential development (which includes affordable and market units) together with private and shared garden space.

The condition of the boundary wall shared with 39-49 Leather Lane is poor in appearance and has become damaged through the works. It has been constructed in an ad hoc fashion over time from various materials and includes unsightly galvanised metal security fencing. The purpose of proposal is to improve the quality of the wall visually and structurally to make it in keeping with the remainder of the large urban regeneration scheme. The new wall would result in the removal of mechanical plant (which has 'trespassers rights' given how long it has been in situ) which is currently fixed to the party wall with 43 Leather Lane. The plant is incongruous, noisy and emits odours directly into the openings and amenity space of the proposed residential units at Bourne Estate and its removal would be beneficial.

Planning permission is sought for a new solid masonry wall to match the new boundary treatment used within the rest of the development. It would match the height of the existing wall behind it (as per the beginning of the development as parts of the wall have been taken down) and includes timber fencing above to screen the galvanised metal fencing. Furthermore, a planting screen would be installed with climbers trained up the brickwork. This would be combined with shrubs, a hedge and trees to create a more attractive boundary wall with a softened appearance. Overall, the proposed wall would screen the poor quality treatment behind it with a consistent height and materials. Officers consider that it would enhance the character and appearance of the area and the Hatton Garden Conservation Area. A Landscaping Management Plan has been secured as part of the application to ensure the planting is successfully implemented and maintained.

Two shipping containers have recently been placed on land to the rear of 45-49 Leather Lane to create a two storey office (B1a) ref: 2015/6806/P. It is considered that the raising of the brick boundary wall on the elevation with this development would screen it from the Bourne Estate to prevent mutual overlooking and improve the outlook for residents (how would view a brick, green covered wall instead of the tops of containers). This, along with the removal of the mechanical plant at no. 43, which would be mandatory under the Party Wall Act, would result in an enhanced quality of living accommodation for the prospective occupiers within the Bourne Estate development. As the wall is not increasing in height and the lower levels of the properties on Leather Lane are commercial in use, it is not considered that the living conditions of any existing occupiers are harmed.

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 (ERR) 2013.

No comments have been received during the consultation period. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

- 2 As such, the proposed development is in general accordance with policies CS5, CS9 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 the London Borough of

Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan and the National Planning Policy Framework; and policies A1, CC3, D1 and D2 of the Camden Local Plan Submission Draft 2016.

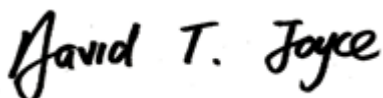
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning