

Mr Roger Mahoney
Brodie Plant Goddard
Studios 1 & 2
Old Kings Head Court
11 High Street
Dorking
Surrey
RH4 1AR

Application Ref: **2017/4957/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

2 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
St Anthony's Flats
Aldenham Street
LONDON
NW1 1SA

Proposal:
Re-landscaping of the central courtyard to including the addition of a bin store, ground level beds and elevated/raised beds, planting scheme, new paths and added lighting, within residential block (Class C3).

Drawing Nos: Design and Access Statement; Arboricultural Report; LSDP 1035-01; [3882_PL] 00, 01, 02, 03, 04, 05.

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 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: Design and Access Statement; Arboricultural Report; LSDP 1035-01; [3882_PL] 00, 01, 02, 03, 04, 05.

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

- 4 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work) and the associated arboricultural report by Challice Consulting dated 27/11/2017.

Reason: To ensure the preservation of the amenity value and health of the trees on site.

Informative(s):

- 1 Reasons for granting permission.

The proposal is seeking to revamp the central courtyard of a residential block consisting of a large tarmaced area in a cross shape accessed by all the residents. It also provides a route through to Aldenham Street. The host building is on the Local List and therefore of architectural merit. The courtyard, however, is in poor condition with uneven surfaces, cracks in and lifting of the tarmac. Despite the presence of some trees, the overall appearance is drab and sad and not befitting the attractiveness of the host building.

The proposal would see the area redesigned and re-surfaced using NatraTex coloured macadam, to be utilised in two colours, to create delineated paths across the courtyard in a star shape style that would create 4no symmetrical planting areas with a central raised bed/planter as a focal point. The resurfacing would stretch all the way to both entrances onto the estate from Aldenham Street.

New raised beds/planters, vegetation, sitting fixtures, bin stores, lighting would also be added to provide a more vibrant, inviting and green environment. This would provide the residents with greatly needed outside space to be enjoyed throughout the year. The existing state and uninviting appearance of the courtyard currently offers no such amenity. It is simply used as a thoroughfare to and from Aldenham Street. The added vegetation and sitting provision will create a resting space to be enjoyed and accessed by all including wheelchair users, parents with pushchairs, away from the hussle and bussle of Euston Road and Kings Cross area nearby.

The proposal is therefore considered to be acceptable in terms of size, design, scale, location and materials to be used. It will enhance the character and appearance of the host building and the open space and is a greatly welcome improvement to building and to the life and wellbeing of its residents.

The applicant has submitted an arboricultural report which indicates trees will be sufficiently protected, and the measures outlined in the report will be secured by condition.

The site's planning and appeal history has been taken into account when coming to this decision. No comments have been received following the statutory consultations.

As such, the proposed development is in general accordance with policies A1, A3, C1, C2 and D1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

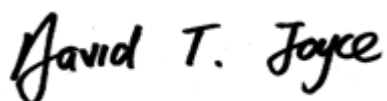
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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