

Application ref: 2018/4130/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 4 January 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Georgie Street
5-7 Buck Street
London
NW1 8NJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

235 - 287 North Gower Street
London
NW1 2NT

Proposal:

Installation of 36 temporary metal planters.

Drawing Nos: NGS001.1, NGS002.1, NGS006, NGS008, NGS009, Planning
Statement ref: PS001A.

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: NGS001.1, NGS002.1, NGS006, NGS008, NGS009, Planning Statement ref: PS001A.

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

- 3 Prior to the commencement of planting, full details of plant species, irrigation, maintenance and management shall be submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed planters are considered acceptable by virtue of their size, design and location. The site is located within the area of public realm at the north end of Gower Street between George Mews and Hampstead Road. This section of the public realm has been designated to cyclists and pedestrians, with motor vehicles prohibited except for emergency access. Cyclists and pedestrians are segregated from each other with footways on either side of the carriageway.

The proposal would involve the installation of 36 temporary metal planters on the footway on the northwest side of North Gower Street. The planters are proposed to improve the visual amenity and increase greenery within this area during HS2 construction works. The planters would take up approximately 0.85 metres of useable footway space. Given the fact that this section of footpath is used infrequently by pedestrians and cyclists, this is considered an acceptable location for the planters. Likewise, they would not impede or obstruct pedestrian access to or from the adjacent residential properties.

Given the location and nature of the proposals, they would not cause harm to neighbouring amenity by way of a loss of outlook, privacy or daylight.

Although the applicant notes that evergreen and perennial plants would be planted, limited details of the ongoing maintenance has been provided as part of the application. As such, details of the proposed species, management, maintenance and irrigation will be secured by condition.

No objections have been received prior to the determination of this application. The planning history of the site and surrounding area have been taken into account.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), A2 (Open space), D1 (Design) and T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017 and policies EAP 2 (Design), EAP 3 (Transport) and EAP 4 (Environment and Open Space) of the Euston Area Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 2 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.

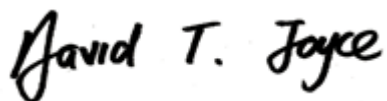
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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 2018.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning