

Application ref: 2019/0754/P  
Contact: Matthias Gentet  
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Date: 10 April 2019

**Development Management**  
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Mr Martin Stephens  
991 Great West Road  
Brentford  
London  
TW8 9NS  
United Kingdom

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Vent Shaft of Euston Square Underground Station**  
**Euston Road**  
**London**  
**NW1 2AF**

Proposal: Erection of steel envelope (cladding) on steel frame fixed onto existing concrete vent shaft, and installation of green walls on both side (Sui Generis).

Drawing Nos: Euston Vent Shaft - Part A - Advertisement; Euston Vent Shaft - Part B - Design & Planning Considerations; Euston Vent Shaft - Part C - Green Wall Installation; Appendix 1 - Living Wall Section Drawing; Appendix 2 - Living Wall Irrigation Rig; Appendix 3 - Living Wall Maintenance; Appendix 4 - Living Wall Benefits.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The steel frame and steel envelop, by virtue of their size, scale, design, location and materials would be bulky, incongruous and overly dominant features that would not relate to the surrounding area, and would detract from the clutter free aspect at high level on the highway. These elements of the proposal are considered to be an unsympathetic and unacceptable form of development that would be detrimental to the character and appearance of the streetscape and surrounding locale, contrary to policy D1 (Design) of the Camden Local Plan 2017.

- 2 The steel frame and steel envelop, by virtue of their size, scale, design and location, are an unacceptable form of development that would be detrimental to the free movement of pedestrians and cyclist and would create an obstacle to the visually impaired, contrary to policy T1 (Prioritising walking, cycling and public transport) of the Camden Local Plan 2017.

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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer