

Application ref: 2018/4714/L
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 26 April 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

cMs Georgina Street
5-7 Buck Street
London
NW1 8NJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
124 Drummond Street
London
NW1 2PA

Proposal:
Installation of 13 planters and wire system with climbing plants and irrigation system to facilitate a green wall on the end of the terraces of houses, above Chutney's restaurant.

Drawing Nos: C0001 Site location plan, C002 Elevation, C003 Setting out elevation plan, C005 Wire rope system, 02.02 dated 09/01/2019 (16/04 rev), Indicative planting list, Meristem Design irrigation details and Maintenance Plan dated 21/2/2019.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: C0001 Site location plan, C002 Elevation, C003

Setting out elevation plan, C005 Wire rope system, 02.02 dated 09/01/2019 (16/04 rev), Indicative planting list, Meristem Design irrigation details and Maintenance Plan dated 21/2/2019.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting listed building consent:

The proposed installation of 13 planters to the side elevation of the host grade II listed building is considered acceptable in this instance given that they would be installed to a blank flank elevation which has previously been painted with a large timber projecting sign installed, and does not display any notable features or details which contribute to the building's significance. Rather, the building's significance is considered to derive from its architectural and historic interest and the group value of the wider terrace within which it sits. The installation of a green wall to the unattractive side elevation would not cause harm to the building's significance.

The planters would be fixed to the existing mortar rather than the brickwork itself, which would ensure the proposals would not cause harm to the historic fabric and could be easily removed and made good in the future. The proposals originally included LED lighting which was removed due to the harm caused to the character and appearance of the listed building.

As such, the works would not cause harm to the special historic character and appearance of the host Grade II listed building or the listed terrace within which it sits. The installation of additional greening to the side elevation in an area with limited vegetation is considered to improve the character and appearance of the wider streetscene.

The Council's Conservation Officer has assessed the proposals and does not object to the proposed development.

No comments have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer