

Application ref: 2019/0581/P
Contact: Thomas Sild
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Date: 10 May 2019

Development Management
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leit-werk
Unit 11, Dove centre
109 Bartholomew Rd
London
NW5 2BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
College Gardens
Royal College Street
London
NW1 9NB

Proposal:
Remodelling of existing public gardens including re-siting of existing entrance gate and creation of two additional entrance gates with associated alterations and repairs to existing railings.

Drawing Nos: Site location plan (unnumbered), Existing block plan, 627.02.01, 627.02.03, 627.02.05, Design & Access Statement (leit-werk), Arboricultural Method Statement ref 181130-1.1-CG-AMS-MW, Arboricultural Impact Assessment ref 181029-1.0-CG-AIA-MW, 181026-1.0-CGL-TCP-Design A-MM

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: Site location plan (unnumbered), Existing block plan, 627.02.01, 627.02.03, 627.02.05, Design & Access Statement (leit-werk), Arboricultural Method Statement ref 181130-1.1-CG-AMS-MW, 181026-1.0-CGL-TCP-Design A-MM

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

- 3 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection plan 181130-1.1-CGL-TPP-NC. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission

The proposals involve the alteration of the existing railings to move the existing single access point and add two additional access points. There will be a minor realignment of the railings at the northern apex of the site in order to facilitate the new entry point in that siting. The proposals would enhance this open space by improving public access, and encouraging greater usership through the provision of more intuitive pedestrian access and improved landscaping. All proposed access points will be 1200mm to enable wheelchair access.

The retention of railings around the gardens would assist in limiting the potential for anti-social behaviour in the gardens, particularly at night.

Overall the scheme is considered to preserve the setting of the adjacent Grade II Listed K2 telephone kiosk and Joseph Salter memorial drinking fountain, as well as the setting of the GII Listed terrace 108-132 St Pancras Way. The scheme would also preserve the special character of the surrounding Jeffrey's Street Conservation Area.

Impact to trees has been detailed through an Arboricultural Impact Statement and reviewed by the Council's Tree and Landscape Officer. The works are considered acceptable subject to the implementation of the proposed tree protection methodology which will be required by planning condition.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing 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 2013. Special regard has also been attached to the desirability of preserving the adjacent listed structures, their setting and any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal is in general accordance with policies A1, A2, A3, C5, C6, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2017 and 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 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 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



Daniel Pope
Chief Planning Officer