

Application ref: 2019/0236/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 26 June 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

James New
4th Floor
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Grasmere Patterdale Borrowdale and Derwent Blocks
Robert Street
London
NW1 3QJ

Proposal:

Installation of 4 x green living walls to south elevation (facing Robert Street) of ground floor of four residential blocks (Grasmere, Patterdale, Borrowdale and Derwent) of the Regent's Park Estate.

Drawing Nos: Site location plan, Block plan, Green Walls Derwent, Green Walls Grasmere, Green Walls Patterdale, Green Walls Borrowdale, Wall details, Maintenance Strategy

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: Site location plan, Block plan, Green Walls Derwent, Green Walls Grassmere, Green Walls Patterdale, Green Walls Borrowdale, Wall details, Maintenance Strategy

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

- 4 The development hereby permitted shall be carried out in accordance to the submitted maintenance plan and wall details.

To ensure that the proposed works maintain a high quality of visual amenity in the scheme and is in accordance with the requirements of policies A3 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves insertion of living walls to four council housing blocks: Grasmere, Patterdale, Borrowdale and Derwent on Robert Street. The living walls would be added at ground floor level only on the side wall facing Robert Street. The purpose of these walls is to offer street level greenery along Robert Street which is a main route for HS2 construction vehicles and is within an area affected by the loss of 2 hectares of public open space.

The housing blocks are considered to be neutral contributors to the surrounding area which aren't of any historic or architectural merit. The proposal would only be over the ground floor side wall of each housing block which would add some interest to these drab side elevations. The proposal isn't considered to break the continuity and rhythm of the housing blocks or surrounding area. The subject sites are amongst a densely built up urban environment which does not have much relief or green spaces or many trees. Therefore the addition of green living walls would help add character, greenery and improve air quality, it would therefore be considered a positive addition to these housing blocks.

Evergreen climbers are proposed to be planted on the wire mesh systems and low level planting will be planted at the base of each living wall. The species selection, positioning and planting density is considered to be suitable for the site. The walls will provide ecological and environmental benefits to the area which will be regulated by a comprehensive irrigation system and a maintenance plan.

It is considered public benefits would be provided by the ecological and

environmental benefits of the scheme. A contractor under the council will carry out biannual maintenance visits to the walls, one in spring and another in autumn. All visits will be carried out by qualified operatives who are experienced in carrying out the routine maintenance of living wall systems and ensuring they remain healthy and attractive. This will in turn increase the longevity of the walls and promote sustained plant growth.

Given the modest greenery's position on the housing blocks, the living walls are considered to provide environmental benefit in the form of biodiversity, thermal insulation and cooling benefit to the building and noise would improve the amenity of the local area and not cause a harmful impact to it. The sites planning history was taken into account in coming to this decision. One objection has been received this would be addressed within the attached consultation summary.

For all the reasons above, it is considered the proposal would contribute positively to the character and appearance of the local area. The proposed development would be an acceptable form of development that would improve the character and appearance of the subject housing blocks and the surrounding area. The proposal would therefore be in general accordance with policies A3 and D1 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 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.
- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer