

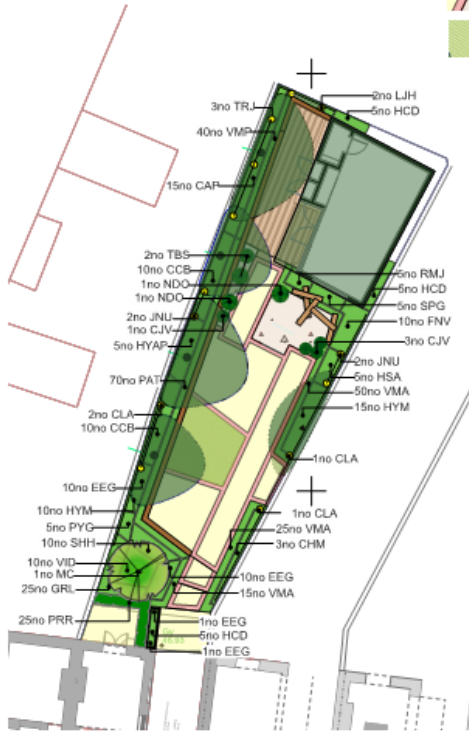
# Vernon House 2019/3604/P








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# Supporting images


## Detailed Planting Plan



### KEY

-  Existing retained trees
-  Proposed ornamental shrub planting
-  Proposed climbers
-  Proposed specimen shrubs
-  Proposed amenity grass turf. (Rolawn medallion turf to BS3969)

### Hard Landscape

-  Paving, 600 x 600 sawn stone paving flags. Beige colour. London stone or similar approved
-  Brick edging, Wienerberger Valeraan Yellow stock facing bricks or similar approved.
-  Treated brown softwood railway sleeper edging. (100 x 200 x 2400)
-  Treated timber decking
-  20mm Golden Gravel. (Build Base or similar approved)

### PLANTING SCHEDULE

#### EXISTING CLIMBERS

Abbrev	Species	Height (cm)	Form / Habit	Container Size	Density #/m <sup>2</sup> or Lit	Quantity
TBS	Taxus baccata 'Scolymifera'	40-50	Single leader	10L	SPOT	3
CLV	Cyclopia japonica 'Vernemans'	30-40	Bushy	10L	SPOT	4

#### SHRUBS

Abbrev	Species	Height (cm)	Form / Habit	Container Size	Density #/m <sup>2</sup> or Lit	Quantity
TRJ	Plectranthus hauseri 'Red Robin'	80-100	Bushy	10L	4L/m <sup>2</sup>	25

#### PROPOSED ORNAMENTAL SHRUBS

Abbrev	Species	Height (cm)	Form / Habit	Container Size	Density #/m <sup>2</sup> or Lit	Quantity
CHM	Chamaeneris speciosa 'Yellowbell'	40-50	Bushy	10L	3	3
CAP	Chamaeneris speciosa 'Yellowbell'	40-50	Bushy	10L	3	14
CLB	Colobryzium 'Loki Biliak'	30-40	Bushy	10L	4	28
CLC	Comarostaphylis 'Loki Biliak'	30-40	Bushy	10L	4	22
FNJ	Fragaria vesca 'Vivace'	40-50	Bushy	10L	3	18
HSD	Hebe salicifolia 'pendula'	40-50	Bushy	10L	3	15
HSA	Hebe 'Sagehill'	40-50	Bushy	10L	4	20
HYM	Hydrangea anomala subsp. pedunculata	40-50	Bushy	10L	3	20
HYAP	Hydrangea anomala subsp. pedunculata	40-50	Bushy	10L	3	2
GRL	Grossularia litorea	40-50	Bushy	5L	5L/m <sup>2</sup>	25
MC	Malva moschata 'Mikko's Choice'	130-150	—	20-30L	SPOT	1
MDQ	Malva moschata	40-50	Bushy	10L	SPOT	2
SHH	Samolus floribundus	40-50	Bushy	5L	5L/m <sup>2</sup>	25
SHI	Samolus floribundus	40-50	Bushy	10L	3	2
SHH	Samolus floribundus	40-50	Bushy	10L	5	18
SPS	Spirea japonica 'Goldmound'	40-50	Bushy	10L	3	5
VMA	Viburnum macrocephalum	15-20	—	2L	4L/m <sup>2</sup>	68
VMP	Viburnum macrocephalum	15-20	—	2L	4L/m <sup>2</sup>	48
VLD	Viburnum macrocephalum	40-50	Bushy	10L	3	18

#### CLIMBERS

Abbrev	Species	Height (cm)	Form / Habit	Container Size	Density #/m <sup>2</sup> or Lit	Quantity
LJA	Clematis armandi	65-100	General shrubs	3L	SPOT	3
JNU	Jasminum multiflorum	65-80	General shrubs	3L	SPOT	4
LJH	Lonicera japonica 'Halloran'	65-80	General shrubs	3L	SPOT	3
TRJ	Trochodendron araliifolium	65-80	General shrubs	3L	SPOT	3

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	09/09/2019
		N/A		<b>Consultation Expiry Date:</b>	15/07/2018
<b>Officer</b>			<b>Application Number(s)</b>		
Patrick Marfleet			2019/3604/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Vernon House 5-8 St Mark's Square London NW1 7TN			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Details of hard and soft landscaping required by condition 5 of permission reference 2018/2343/P (as approved by appeal reference APP/X5210/W/18/3217583 for erection of single storey outbuilding in rear garden for ancillary residential use).					
<b>Recommendation(s):</b>		<b>Grant Approval of Details</b>			
<b>Application Type:</b>		<b>Approval of Details</b>			
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>		No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		As this is an application for approval of condition, public consultation is not required.  No comments were received from neighbouring residents in relation to this application.			
<b>Primrose Hill CAAC - object</b>		<ol style="list-style-type: none"> <li>1. We are concerned that, to protect the amenity of adjoining residential properties, a full planted screen be maintained to the boundary wall to the adjacent houses in Princess Road, that is 2-12 Princess Road.</li> <li>2. We object strongly to the proposed use of glyphosate herbicide (detailed planting plan para 3.1) in this tightly spaced urban environment, when glyphosate is currently classified by the World Health Organisation as probably carcinogenic.</li> <li>3. We are concerned that there are no references to lighting in the</li> </ol>			

- garden. There should be no lighting which could cause loss of amenity to adjoining residential properties or light pollution, to maintain the character and appearance of the conservation area where dark garden areas are an important element of the townscape.
4. We note that the Council's website incorrectly categorizes the property's use class as C3 residential. This is incorrect: the use is as a hostel.

**Officer Comment**

1. *A planted screen along the shared boundary with the properties of Princess Road was not applied for as part of the original planning application 2018/2343/P, and no such screen is proposed as part of the current approval of details application. Officers note that local residents have raised concerns with the Council's enforcement team with regard to the pruning of the existing trees along the western boundary of the site. However, these tree pruning works were applied under a separate tree application 2019/4179/T, which the Council raised no objection to.*
2. *The applicant has confirmed that they intend to use a hand weeding method during cultivation for the turfing instead and as such no chemical treatments will be used.*
3. *No garden lighting is proposed as part of the current application.*
4. *The current application relates to the landscaping of the rear garden area. The lawful use of the host building is not considered relevant to the consideration of the submitted details.*

**Site Description**

The application site relates to a 4-5 storey end of terrace building located on the northern side of St Mark's Square at its junction with Princess Road. To the rear the site has a long rear garden that is bound by the rear gardens of Princess Road to the west and the grounds of Primrose Hill Primary School to the north.

The application building is Grade II listed and is located within the Primrose Hill Conservation Area.

**Relevant History**

Application site

**2018/2343/P** - Erection of single storey outbuilding in rear garden for ancillary residential use. (Appeal submitted against non-determination).

**Approved under Appeal Reference APP/X5210/W/18/3217583.**

**Relevant policies**

**National Planning Policy Framework 2019**

**The London Plan March 2016**

Draft London Plan 2017 was published for consultation in November 2017

**Camden Local Plan 2017**

- A1 Managing the impact of development
- A2 Open Space

A3 Biodiversity

D1 Design

D2 Heritage

**Camden Planning Guidance**

CPG Design

CPG Amenity

**Primrose Hill Conservation Area Statement 2000**

**Assessment**

## **1 PROPOSAL**

### 1.1 Condition 5 notes:

*No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.*

*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, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.*

## **2 ASSESSMENT**

2.1 The applicant has submitted a detailed landscaping plan which provides details of the hard landscaping materials proposed for the rear garden, including paving, hard edging, timber decking/sleepers and gravel. The plans also includes a planting schedule for the site and general details of how the garden area is to be maintained.

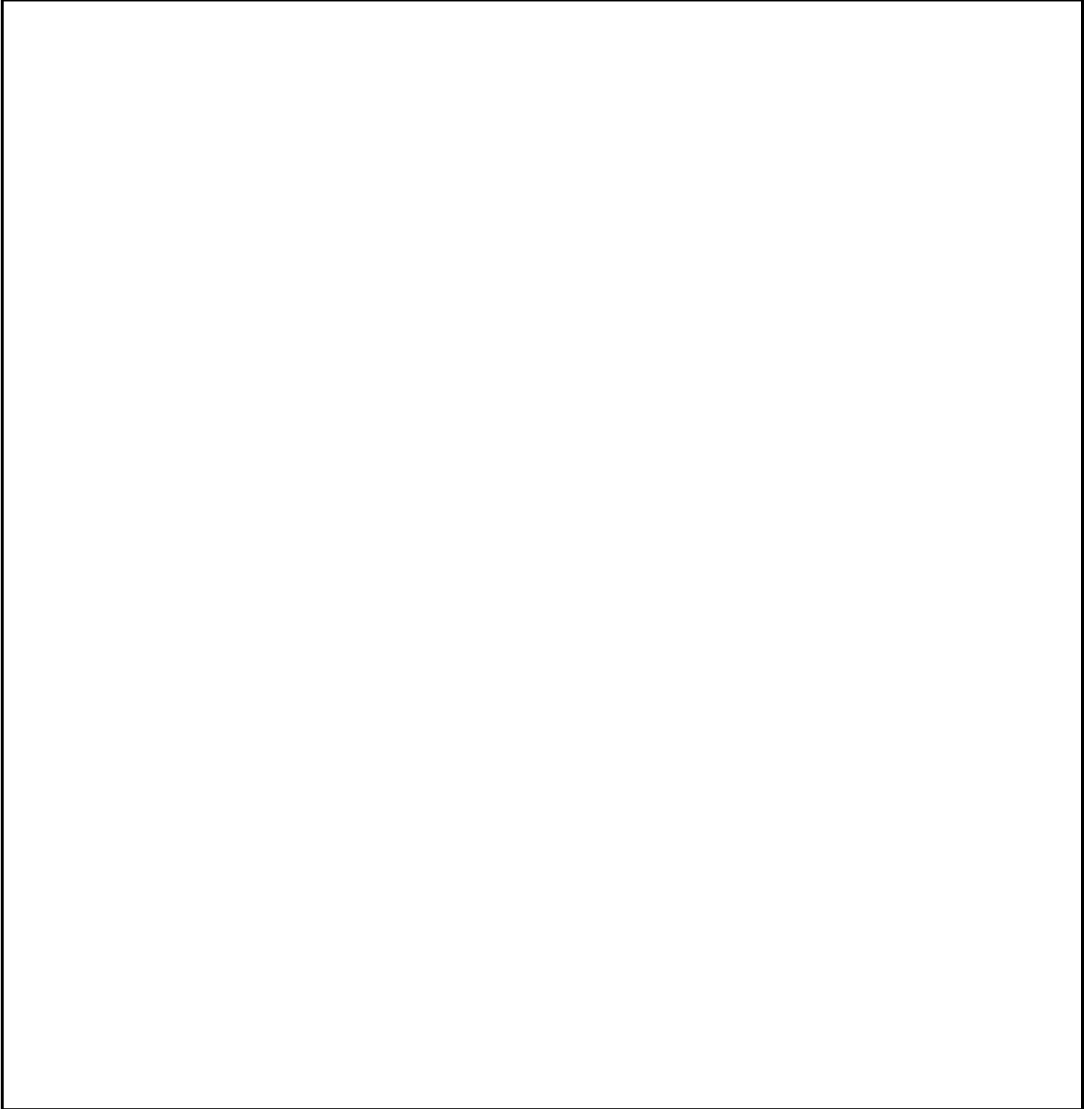
2.2 The Council's Tree Officer has reviewed the submitted plan and has confirmed that the proposed landscaping details are considered to be suitable for the site and will enhance the biodiversity of the rear garden area. Furthermore, the maintenance plan is considered sufficient to ensure successful establishment of the proposed planting and shrubbery. The submitted details are therefore considered to achieve a high quality of landscaping which would contribute to the visual character and amenity of the application site and wider area. It is therefore recommended that condition 5 is approved.

## **3 Recommendation**

### 3.1 Grant approval of details

#### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14<sup>th</sup> October 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'***



Application ref: 2019/3604/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 8 October 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

City Planning Ltd  
40-41 Pall Mall  
2nd Floor West Wing  
London  
SW1Y 5JG

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Approval of Details Granted**

Address:

**5-8 Vernon House  
St Mark's Square  
London  
NW1 7TN**

# DECISION

Proposal:

Details of hard and soft landscaping required by condition 5 of permission reference 2018/2343/P (as approved by appeal reference APP/X5210/W/18/3217583 for erection of single storey outbuilding in rear garden for ancillary residential use).

Drawing Nos: LC/00256 03 B, 17023 PL3 001, Cover Letter dated 15/07/2019

Informative(s):

- 1 You are advised that all conditions relating to planning permission reference 2018/2343/P (as approved by appeal reference APP/X5210/W/18/3217583) which need details to be submitted, have been approved.

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

Director of Regeneration and Planning

**DRAFT**

**DECISION**