

Application ref: 2020/0883/P
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Date: 7 August 2020

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Assembly Associates Ltd
5 Blenheim Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
41 Bedford Square
London
WC1B 3HX

Proposal: Details of living green wall required by condition 5 of planning permission 2019/3676/P dated 28/11/2019 for partial demolition of existing link structure between 11 Bedford Avenue and 41 Bedford Square, installation of new canopy and balustrades, new walk-on rooflight to rear terrace at ground floor level, new plant to front vaults and rear lower ground floor level, removal of internal partitions and ceiling at 11 Bedford Avenue, partitions removal at basement level at 41 Bedford Square, and other internal alterations.

Drawing Nos: 223_smok_2007-03_SK001lh rev B; Maintenance specification extract from brochure prepared by Living Wall; Plants List Exterior Plants (North Facing) prepared by Living Wall.

Informative(s):

1 Reason for granting permission-

The green wall has been well thought out, with plants that are suited to less sunny aspects. Details to confirm the screw and plugs fixings will be set into the mortar joints was submitted during the course of the application. The Council's Conservation Officer has assessed the information and confirmed the details are sufficient to demonstrate the green wall would be attached to on the

historic building without causing any damage to the brickwork.

Details of plants and maintenance details have been submitted. The Council's Trees and Landscaping Officer has assessed the information and confirmed the details are sufficient to demonstrate that the green wall will enhance the biodiversity of the site, is suitable for the site and aspect, and will be adequately maintained. The details are acceptable and can be discharged.

The full impact of the scheme has already been assessed during the determination of the original consent (reference 2019/3676/P).

As such, the submitted details are considered sufficient to discharge condition 5 and are in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017

- 2 Details of condition 4 of planning permission 2019/3676/P dated 28/11/2019 has been submitted and is pending consideration.
- 3 You are reminded that condition 7 (ventilation grills and louvres) of planning permission granted on 28/11/2019 (ref 2019/3676/P) is outstanding and require details to be submitted and 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular stamp.

Daniel Pope
Director of Economy, Regeneration and Investment