

Application ref: 2019/5154/P  
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Date: 14 August 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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WC1H 9JE

Phone: 020 7974 4444

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DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Regent's Place including Regent's Plaza  
Brock Street and Triton Street  
Camden  
London NW1**

Proposal:

Public realm improvement works to hard and soft landscaping including re-paving; installation of planters, seating, furniture, cycle parking, pavilion structures and lighting; provision of flexible art/performance space; removal of taxi drop off area; and removal of existing artistic sculptures.

Drawing Nos: TOWN677.01(03)3100; Arboricultural Planning Report prepared by Tracey Clarke Tree Consultancy dated July 2019; Public Realm Design And Access Statement prepared by Townshend Landscape Architects dated September 2019; Statement of Community Involvement dated June 2019; Planning Statement prepared by DP9 dated September 2019; TOWN667.01(08)3011 R01; TOWN667.01(08)3000 R04; TOWN667.01(08)3010 R05

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:

TOWN677.01(03)3100; Arboricultural Planning Report prepared by Tracey Clarke Tree Consultancy dated July 2019; Public Realm Design And Access Statement prepared by Townshend Landscape Architects dated September 2019; Statement of Community Involvement dated June 2019; Planning Statement prepared by DP9 dated September 2019; TOWN667.01(08)3011 R01; TOWN667.01(08)3000 R04; TOWN667.01(08)3010 R05

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

- 3 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 tree pit volumes with sectional drawings and irrigation systems. 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, and D1 the London Borough of Camden Local Plan 2017.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 5 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 the Arboricultural Planning Report prepared by Tracey Clarke Tree Consultancy dated July 2019 hereby approved.

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 London Borough of Camden Local Plan 2017.

- 6 No works to the public highway on Osnaburgh Street shall commence until such time as a Section 278 legal agreement with Transport for London has been entered into.

Reason: To safeguard pedestrian and highway safety in accordance with the requirements of Policy A1 and T1 of the London Borough of Camden Local Plan 2017 and Policy 6.3 and 6.10 of the London Plan 2016.

- 7 Prior to the public space first coming into use, a Public Open Space Management Plan shall be submitted to and approved by the local planning authority in writing. The management plan shall include full details of maintenance of the landscape elements, public realm and planting and shall include a schedule that identifies frequency of task/visits over the course of a calendar year.

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 and D1 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the commencement of the relevant part, details of the lighting strategy (including details of the type, specification and location of lighting) shall be submitted to and approved in writing by the local planning authority.

Reason: To protect the character and quality of public space in accordance with the requirements of Policy D1 and A2 of the London Borough of Camden Local Plan 2017.

- 9 Prior to the public space first coming into use, details of a public art plan, prepared in consultation with the Local Planning Authority, shall be submitted to and approved in writing by the local planning authority. The public art plan shall provide a comprehensive plan for a rolling programme of ephemeral, temporary and semi-permanent artworks that are responsive to the site, location and the communities which use Regent's Place. The plan shall include proposals for engagement with residents, communities and users of the space in the Public Art commissioning process.

Reason: To help create a distinctive character and sense of place in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reason for granting permission

The existing design of the public realm is characterised by a grey materials palette and a lack of soft landscaping. Triton Street currently acts as an area for taxi pickups and drop offs with a circular vehicular route with access from

Osnaburgh Street. The removal of the taxi drop off from Triton Street would be positive as it would allow this area to become an inviting entrance to the campus

The proposals would create a more inviting environment by softening the hard landscaping features, introducing more greenery and providing additional opportunities for seating.

Within Regent's Place Plaza, timber seating platforms would replace the existing 'giants causeway' of harsh granite seating, providing more visually attractive and inviting places to dwell. The improvements to the Regent's Place public realm would be in accordance with strategic principles EAP 2B and EAP 4C of the Euston Area Plan and Policies D1 and A2. Details of the hard and soft landscaping would be secured by condition.

To facilitate the shift from permanent artworks to an evolving programme of works, the Regent's Place Pavilion and The Battle of St. Vincent would be removed from the site and relocated elsewhere. The Council's Public Art officer has not raised any objection to the removal of the public art. A public art plan would be secured by condition.

A total of ten new Sheffield stands are proposed along the length of Brock Street. The scheme was revised to reduce the size of the planters and to omit cycle parking on Osnaburgh Street to ensure sufficient footway width for pedestrians. Following concerns from TFL, the proposed taxi drop-off was also omitted from the drawings (although it is noted this fell outside the red line of the application site). As TfL is the highway authority for Osnaburgh Street, the detailed design of the highway works outside the red line boundary on the TLRN will need a Section 278 agreement. This would be secured via condition.

The lighting strategy would use lighting to delineate key routes and promote legibility at night. Further details of the type, specification and location of lighting would be secured by condition.

The development involves no excavation of made ground and it is only proposed to remove the existing paving and build up above the existing basement slab. As such, no contaminated land conditions are required in this instance.

Of the 43 trees proposed for removal, 36 are semi-mature birch tree. The majority of the trees to be removed are of low quality and relative small size. The proposals include replanting at least eight different species of tree of various sizes and forms which given the low range of species currently on site will enhance over all biodiversity and is welcomed. Details of tree pit volumes, sectional drawings and irrigation systems would be secured by a landscaping condition. Existing trees would be protected during construction works, as outlined in the accompanying Arboricultural Report. This would be secured by condition.

The public realm design sits above an existing slab over the campus basement. The planting areas are raised above the slab which limits the opportunity to direct run-off water into the planting. Surface water is being

captured via new and existing channel and slot drains that are connected to the existing site wide drainage system, which does not have the capacity for reuse. Given the existing constraints of the site there is limited scope for sustainable drainage in this instance.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies D1, C1, C5, C6, CC3, A1, A2, T3, T1 and A3 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 2 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.
- 3 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 positioned in the top left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment