

Application ref: 2020/4578/P
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Date: 19 January 2021

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

Groundwork London
12-20 Baron Street
London
N1 9LL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Tolmers Square Estate
Tolmers Square
London
NW1 2PE

Proposal:
Hard and soft landscape improvements to Tolmers Square & Foundry Mews including removal of steps and installation of new pathway and boardwalk
Drawing Nos: (CA030_TSq_P_) 001A, 002A, 003A,, 004B, 005B, 006B, 007A, 008A, 009B, 010A, 011A, 012A, 013A, 014A, 021, 022, 023, 024A, 025A, 031A, 032, 033A, 034; TPP 05365 /2020R1; Design and Access Statement dated September 2020, Arboricultural Method Statement dated June 2020 Ref SCD05365/2020R3

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: (CA030_TSq_P_) 001A, 002A, 003A,, 004B, 005B, 006B, 007A, 008A, 009B, 010A, 011A, 012A, 013A, 014A, 021, 022, 023, 024A, 025A, 031A, 032, 033A, 034, TPP 05365 /2020R1; Design and Access Statement dated September 2020, Arboricultural Method Statement dated June 2020 Ref SCD05365/2020R3

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

- 3 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. 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.

- 4 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 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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

Works are proposed to Tolmers Square to upgrade and rationalise the square as part of HS2 assurances to improve the local area. The proposed works are considered an improvement in design terms and seek to address anti-social behaviour issues in the Square. The works will remove the sunken seating area and create a SUDS rain garden feature. This will help open sight lines, as will the removal of some of the brick walls. The entrance on the south eastern corner is being widened, again to assist with a clear walking route through the site and improve accessibility. Signage improvements will be secured as part of further HS2 assurances. The Met Police crime officer does not object to the proposals. It is considered that improvement to the Square will have a positive impact and encourage an appropriate level of activity in order to prevent crime and anti-social behaviour.

The proposed tree removals have been considered by the Council's Tree Officer and are considered acceptable. None of the trees involved is a large or noteworthy specimen and the majority are planted beneath the canopies of the three large plane trees which are to be retained. The tree protection plan and arboricultural method statement are considered to be adequate to demonstrate that the development can be implemented without causing damage to the trees to be retained and that they will be adequately protected.

While the replacement planting does not include as many trees as are proposed for removal, it would not be possible to have an equal number achieved sustainably here due to the heavy shading by the retained planes. Species which are sufficiently shade-tolerant would not really be appropriate in this setting. It is considered that the large number of shrubs and bedding plants proposed are better suited to the setting and will to some degree ameliorate the loss of the trees to be removed.

Predominantly the square is surrounded by residential properties with a pub and university building on the southern side. Access to the square is level for pedestrians only with vehicles allowed for servicing for the pub and for emergency access. The proposals would not give rise to any adverse impacts in terms of amenity on the surrounding residential occupiers.

No objections have been received in response to this application. The planning history of the site has been taken into consideration.

The proposed development is in general accordance with policies A1, A2, A3, C5, CC3, CC5 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the provisions of the 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 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.
- 4 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 above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer