

Application ref: 2021/5050/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mr. James New
Green Space Project Officer
LB of Camden

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ambleside and Kendal Housing Block
Augustus Street
London
NW1 3TD and Borrowdale Block
Robert Street
NW1 3QG

Proposal:

Implementation of green walls by installation of 3 x stainless steel wire mesh systems to the side of 3 housing block walls along Augustus Street and Robert Street.

Drawing Nos: CA035_001_E&G, CA035_002_Kendal, CA035_003_Ambleside, Living Wall Planning and Maintenance Specification Document

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 CA035_001_E&G, CA035_002_Kendal, CA035_003_Ambleside, Living Wall Planting and Maintenance Specification Document

Reason:

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

- 3 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 and D2 of 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 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, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposal involves the formation of living walls to the side elevations of three Council housing blocks: Ambleside and Kendal on Augustus Street and Borrowdale on Robert Street. The living walls would be formed by way of the addition of trellises at ground floor level only on part of the solid side walls of the buildings. The purpose of these living walls is to offer street level greenery along Robert Street and Augustus Street which are roads in built-up areas with limited open space.

The housing blocks are considered to be neutral contributors to the area and they are not of historic or architectural merit in the Conservation Area. The proposal would add interest to the buildings and benefit the appearance of the areas. The proposal isn't considered to harm the continuity and rhythm of the housing blocks or surrounding area. The buildings are within a densely built-up urban environment which does not have abundant green spaces or trees. Therefore the addition of the green living walls would help add character, greenery and improve air quality, and they would therefore make a positive addition to the townscape and environmental characteristics of the 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.

The maintenance plan submitted as part of the application confirms that the living walls will be subject to biannual maintenance visits. 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 increase the longevity of the walls and promote sustained plant growth. This information has been assessed and confirmed by the Council's Tree Officers.

The sites' planning histories have been taken into account in coming to this decision.

One response was received following statutory consultation on the application. The response was in support of the proposals.

The proposals 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 2021 and NPPF 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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