

Application ref: 2022/0094/P
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Date: 10 March 2022

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:

Hawkshead Housing Block
Stanhope Street NW1 3RJ and Housing Block at 7 - 30 Compton Close NW1 3QS

Proposal:

Installation of trellis to provide a green wall to the West elevation of Compton Close block and South elevation of Hawkshead block fronting Varndell Street.

Drawing Nos: GW 5, GW 6, Living Wall and Maintenance Specification and Site Location Plan

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

GW 5, GW 6, Living Wall and Maintenance Specification and Site Location Plan

Reason:

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

- 3 All hard and soft landscaping works including the living walls shall be carried out in accordance with the approved landscape details (including maintenance) 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 areas of planting 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.

Informatives:

- 1 Reasons for granting permission:

The proposal involves installation of a trellis and associated alterations to create a living wall on two council housing blocks: Hawkshead Housing Block on Varndell Street (south) elevation and Compton Close's west elevation. The living walls would be added at ground floor level only on the side walls. The purpose of these walls is to offer street level greenery along Compton Close and Varndell Street which are close to the main route for HS2 construction vehicles and is within an area affected by the loss of public open space.

The housing blocks are considered to be neutral contributors to the surrounding area which aren't of any historic or architectural merit. The proposal would only be occupy the ground floor side wall of each housing block which would add visual interest and enhance biodiversity to these side elevations, in addition to helping to improve air quality. It would therefore be considered a positive addition to these housing blocks and would not harm the character and appearance of the host properties or streetscenes.

Evergreen climbers will be planted on 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.

A contractor under the council will carry out biannual maintenance visits to the walls, one in spring and another in autumn. 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 in turn increase the longevity of the walls and promote sustained plant growth. This information has been assessed and found acceptable by the Council's Tree Team. A condition is attached ensuring that the walls and landscaping are planted and maintained in line with these details.

Given the siting and minor nature of the scheme it is not considered to harm any neighbour's residential amenity in terms of loss of light, privacy or a sense of enclosure.

The sites planning history was taken into account in coming to this decision. No comments have been received.

The proposal would therefore be in general accordance with policies A1, A2, A3 and D1 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2021 and NPPF 2021.

- 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, 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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer