

Development Control
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

EG2 Norway Wharf, 24 Hertford Road, N1 5QT
T. 020 7275 7773 E. mail@lisashellarchitects.co.uk

www.lisashellarchitects.co.uk

Director: Lisa Shell RIBA Registered in England No. 5000138
Registered office: Ross House, Stow-on-the-Wold, Glos. GL54 1AF

6th January 2023

Dear Sir/ Madam,

NO. 43 CAROL STREET, LONDON NW1 0HT

FULL PLANNING APPLICATION Alterations to front boundary and landscaping works

Please find attached the following documents submitted for full planning approval for alterations to the front boundary and landscaping at the above address.

Location Plan

CRL/LO/101 Location Plan

Drawings

CRL/PH/301 Site Photographs
CRL/SU/301/C Drawings as existing
CRL/GAP/301/F Drawings as proposed

Documents

Landscaping Proposals and Management Plan

Introduction

Lisa Shell Architects are employed by the owners of the newly constructed building at no. 25 Carol Street, which lies adjacent and to the east of the subject site. No. 43 Carol Street, the subject site, is owned by Camden Council and houses 22 commercial workshops; unit 23 is occupied by Choices who operate a community centre supporting adults with learning disabilities. This unit opens directly onto the land between no. 43 and 25 and makes use of the existing ramp which provides access through a gate bounding Carol Street. The narrow strip of land between the access ramp and the new building was used as site area during the construction of no. 25, and is to be restored and returned to no. 43 as garden area.

This application includes detail of this restoration but also an adjustment to the existing Carol Street boundary railings to rationalise their relationship with the new building.

Proposals

The proposals to which this application relates are as follows:

- Remove and discard section of painted metal boundary railing no. 1;
- Relocate section of painted metal boundary railing no. 2 to close gap with new building at no. 25;
- Install painted metal fascia over railings and gate, including signage;
- Relay/ supplement existing concrete paving;
- Form new beds with metal edging and planting as shown.

Planning history

Retrospective approval for the construction of the ramp at no. 43 was achieved in 2014 ref 2014/2431/P, and planning permission for the new building at no. 25 was granted in 2018 ref 2017/5590/P and subsequent amendment in 2021 ref 2021/2234/P.

Consultation

The proposals were discussed on site with Foyes Rumon Ahmed, Senior Building Surveyor for Camden, on the 18th of November 2021 and have been the subject of subsequent email correspondence. Comments from Camden were addressed in updated proposals, including the inclusion of the raised signage fascia, increased areas of paving for bin storage and sitting out, the provision of planting specification, and detail of bed edging and drainage strategy. An outstanding concern relates to health and safety provisions during the construction works, given that the ramp will need to remain in constant and safe use; the contractor has been asked to provide RAMS which will be issued for approval. We do not consider this requirement to have planning implications.

It has been agreed with Camden that the new areas of bedding that remain within the technical boundary of no. 43 will be maintained by Camden.

Conservation and design

No. 43 is not statutorily listed, nor located within a conservation area, but all the properties along Carol Street have been added to Camden's local list due to their architectural and townscape significance. The Council describe the street as: *almost intact mid-19th Century terraced street with former pub at eastern end. A small number of houses removed early 20th century for light industrial works at western end.*

The workshop buildings at no. 43 are brick with saw tooth pitched roofs and are part single, part two-storey. To the south of the site is St Martin's Gardens, an area of designated Public Open Space, which includes a row of substantial London Plane Trees along the boundary with no. 43 and 25.

The relocation of the existing railings on the new line will eliminate a small triangle shaped area of land behind the bin storage area within no. 43 which would otherwise prove difficult to maintain and liable to trap rubbish. This section of land will be made accessible from the pavement side of the 'boundary' so that it may be planted up with attractive forecourt planting that can be easily managed. The reuse of the existing railing behind means that there will be no change to the character of the boundary enclosure. The raised steel fascia will be painted to match the railings and provide an

opportunity for signage to the workshop entrance which is currently not readily visible.

The original grey concrete paving will be reused and supplemented with matching paving if required.

Security

Prior to the construction of no. 25 there were recurring incidents of drug use on this strip of land, which could be reached over the low gate and railing. This matter was discussed by email during 2019 with Gary.Borg@camden.gov.uk and Allen.Gillespie@camden.gov.uk at Camden Council.

The hoarding to the building site subsequently made this area difficult to access, but its imminent removal may trigger a recurrence. The addition of the painted metal fascia will raise the boundary to approximately 2.5m making it difficult to scale from the street side.

Ecology

The planting proposals will be undertaken by Gideon Corby, ecologist and wildlife gardener, to plans designed to support the biodiversity already established in the adjacent St Martin's Gardens. Silver Birch, as a native pioneer tree, will grow tall rather than broad in the shady location to the rear of the site adjacent to St Martin's gardens, allowing light through its open structure to an understory of smaller plants which will be chosen from perennial woodland native species to maximise benefit to wildlife.

The thorns of the native hawthorn within the triangular bed will deter access to the railing and within a few years can be pruned to form an impenetrable hedge; in the meanwhile this bed will be planted with daffodils and smaller woodland species. Logs will be dug into the soil to benefit invertebrate detritivores and woodchip mulch will keep the soil moist and warm to reduce 'weeds' establishing in the beds. A management plan is provided with this application.

Access and amenity

Access to, into and within the building and site area will not be affected by the proposals. The amenity offering for the occupants of no. 43 and neighbouring occupants will be improved by the accessible garden space, and planting.

Refuse

Storage of refuse for no. 43 will not be affected by the proposals.

Cycle storage

Cycle storage is not altered as part of the proposals.

Flood and SUDS

With reference to Environment Agency maps, the site is located within Flood Risk Zone 1 and is less than 1 hectare; it has a very low risk of flooding from surface water, and no risk of flooding from rivers, the sea or reservoirs. As such a flood risk assessment is not required but consideration is given to the management of surface water in the proposals. The m2 areas of paving and beds within the site do not alter but to achieve some permeability concrete paving will be laid on a sand bed over a suitable permeable sub base, and finished with open joints; it will also be laid to falls towards the new beds to avoid standing surface water. Existing compacted ground in the area of the

beds will be broken up to increase drainage, and overlaid with 150mm of top soil.

Please let us know if you require any further information or need to arrange a site visit.

Yours faithfully,

Diarmuid O'Sullivan
BA (hons) BSc Arch ARB
LISA SHELL architects

Cc. Make Some Space Ltd.
 Foyes Rumon Ahmed, Camden Council

Applicant
Owner