

Application ref: 2022/0936/P
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Date: 25 July 2023

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Julie McLaughlin
1 Angel Court
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
156 West End Lane
London
NW6 1SD

Proposal:

Details of hard and soft landscaping required by Condition 15 of planning permission 2019/4140/P (dated 14th July 2021) which itself varied planning permission 2015/6455/P dated 23rd June 2017 for: Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings Class C3), flexible non-residential use (Class A-A3, D1, D2), employment floorspace (Class B1) and community meeting space (Class D1) in buildings ranging from 3 to 7 storeys (summary).

Drawing Nos: 0001-L-FAB-DES-001-0001, 0001-L-FAB-DRG-00-XX-0001, 0001-L-FAB-DRG-XX-00-1000, 0001-L-FAB-DRG-XX-XX-3006, 0001-L-FAB-DRG-XX-00-2001, 0001-L-FAB-DRG-XX-00-2002, 0001-L-FAB-DRG-XX-00-2003, 0001-L-FAB-DRG-XX-00-4001, 0001-L-FAB-DRG-XX-00-4002, 0001-L-FAB-DRG-XX-00-4003, 0001-L-FAB-DRG-XX-00-3001, 0001-L-FAB-DRG-XX-00-3002, 0001-L-FAB-DRG-XX-00-3003, 0001-L-FAB-DRG-XX-01-3004, 0001-L-FAB-DRG-XX-RF-3005, 0001-L-FAB-DRG-XX-00-8105, 0001-L-FAB-DRG-XX-01-2004, 0001-L-FAB-DRG-XX-01-8104, 0001-L-FAB-DRG-XX-01-4004, 0001-L-FAB-DRG-XX-05-4005, 0001-L-FAB-DRG-XX-XX-8101, 0001-L-FAB-DRG-XX-00-8001, 0001-L-FAB-DRG-XX-00-8002, 0001-L-FAB-DRG-XX-00-8003, 0001-L-FAB-DRG-XX-00-8004, 0001-L-FAB-DRG-XX-00-8005, 0001-L-FAB-DRG-XX-00-8006, 0001-L-FAB-DRG-XX-RF-1001, 0001-L-FAB-DRG-XX-RF-2005, 0001-L-FAB-DRG-XX-RF-2006, 0001-L-FAB-DRG-XX-00-8106, 0001-L-FAB-DRG-XX-00-8107, 0001-L-FAB-DRG-XX-00-8108, 0001-L-FAB-DRG-XX-00-8109.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission:

Condition 15 required full details of all hard and soft landscaping including means of enclosure, tree / plant species, sizes and positions and full details of all outdoor furnishings and planters. In addition, it required the details to include the retention of climbing plants on the northern boundary and new planting for biodiversity to enhance the missing link in the strategic wildlife corridor.

The initial proposals were revised in response to comments received from the Council's Nature Conservation Officer and Green Space Manager in order to increase the biodiversity value of the proposed planting and to ensure that the public open space is as green, open and welcoming as possible. Following these changes, the proposals are considered acceptable. It is acknowledged that the open spaces within the site are providing a number of functions, including play space, public open space, and communal amenity space, and it is considered that the proposed designs would successfully balance these goals while providing a high quality of landscaping and improving biodiversity.

Additional information was provided by the applicant of the existing climbing plants which are growing to the rear of neighbouring residential properties along the northern boundary. The details show the plants have been retained and protected during construction.

Although the proposals include artificial grass on the West block 1st floor podium and East block 5th floor terrace which the Council usually advises against, it is accepted in this instance given the justification given.

This is due to the small areas proposed, and the impact of footfall if real lawn was introduced in such small areas. The use of artificial lawn reduces weight, reduces irrigation, and reduces the amount and type of maintenance equipment required given the terraces are accessed internally via a lift. In addition, as these areas are promoting door step play, a year-round solution is required. As such, the difficulty in providing adequate maintenance to these spaces is recognised and the use of artificial grass is accepted. Ground floor terraces elsewhere across the site would all include natural grass.

No responses were received prior to determination and the full impact of the proposals has already been assessed as part of the determination of the original application.

As such, the proposed details would 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 D1 (Design) and A3 (Biodiversity) of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that Conditions 5 (part a - shopfront details), 9 (details of compliance with Building Regs Part M4 (3) 2a), 10 (details of compliance with Building Regs Part M4 (2), 25 (details of PV panels), 26 (land contamination Validation or Verification Statement), 28 (details of non-residential space split), 30 (details of CCTV), 39 (odour mitigation details), and 44 (cycle parking details) of planning permission 2019/4140/P dated 14th July 2021 are outstanding and require details to be submitted and approved.

Details have been submitted for Conditions 3 (proposed slab levels), 14 (details of bird and bat boxes), 31 (details of timber screening-western building), 32 (details of privacy screens), and 35 (building vibration details) and are under consideration.

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 positioned above the name of the signatory.

Daniel Pope
Chief Planning Officer