

Application ref: 2023/1976/P
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Mr Gennaro DAlo
2a St Georges Road
The Sorting Office
London
NW11 0LR
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
Light Industrial Estate Redevelopment Site
Liddell Road
London
Camden
NW6 2DJ

Proposal:

Details pursuant to condition 23 (detailed landscape plan) of planning permission 2014/7651/P, for Phase 2 of comprehensive, mixed-use redevelopment involving the construction of three new buildings: Block A (5 storeys) to provide 3,700 sqm (GIA) of mixed commercial use (Class B1), Block B (11 storeys) and Block C (5 storeys) to provide 106 mixed tenure residential units (Class C3) and associated public realm landscaping works.

Drawing Nos: D0461_053 D, rev D; D0461_026 I, rev I; D0461_044 D, rev D;
D0461_045 D, rev D; D0461_020 I, rev I; D0461_021 I, rev I; D0461_022 I, rev I;
D0461_023 I, rev I; D0461_024 I, rev I; D0461_027 I, rev I; D0461_056 A, rev A;
D0461_058 A, rev A; D0461_015 B, rev B; D0461_007 F, rev F; D0461_008 F, rev F;
D0461_009 F, rev F; D0461_010 F, rev F; D0461_011 F, rev F; D0461_012 F, rev F;
D0461_013 F, rev F; D0461_014 D, rev D; D0461_050 D, rev D; D0461_043 F, rev C;
D0461_052 F, rev F; D0461_028 B, rev B; D0461_006 F, rev F; D0461_025 G, rev G;
D0461_054 A, rev A; D0461_057; D0461_055 A, rev A; D0461_041 D, rev D;
D0461_046 D, rev D; D0461_042 D, rev D; D0461_047 D, rev D; D0461_048 E, rev E;
D0461_040 D, rev D; D0461_049 E, rev E; D0461_029 A, rev A

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

Informative(s):

- 1 The application is to discharge condition 23 of planning permission 2014/7651/P - relating to the provision of details of hard and soft landscaping for the development site.

With regard to the landscaping works adjacent to the railway corridor, the applicant has signed a Basic Asset Protection Agreement (BAPA) with Network Rail, where Network Rail must approve every aspect of the proposed construction works along the boundary we share with their assets before commencement. Network Rail have subsequently approved several of the applicant's proposals for boundary walls and perimeter treatments at the site. Any subsequent landscaping works adjacent to the railway corridor are safeguarded by the BAPA.

The locations of CCTV are shown on the 'External Security CCTV Services Layout' plan, which has been approved under 2021/4854/P for the discharge of condition 46 of the original planning permission.

The 19 replacement trees are detailed on the 'Softworks Landscape Masterplan'.

With regard to the viability of the trees and the proximity of local highway and underground infrastructure, the applicant has coordinated all proposed incoming services across the site to run around the replacement trees and allow for root protection areas. The applicant also We commissioned a below ground survey at the outset of the physical works, attached for reference (917508 U.pdf), to identify the location of all existing buried services and below ground infrastructure.

Council's Urban Designer has reviewed the details of ground surface materials and considers these appropriate. The design of the play space equipment is being considered under a separate approval of details application 2023/2313/P.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 4 (Location of affordable housing), 8 (Cycle parking), 17 (Living roofs), and 28 (Plant) of planning permission 2014/7651/P dated 31/03/15 are outstanding and require details to be submitted and approved.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer