

Ms Summer Wong
CgMs Ltd
140 London Wall
London
EC2Y 5DN

Application Ref: **2016/0935/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

10 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
187-199 West End Lane
London
NW6 2LJ

Proposal:

Details of hard and soft landscaping required by condition 3 of planning permission 2011/6129/P dated 30/03/2012 (and as amended on 15/07/2013 by planning permission 2013/1924/P, and on 13/06/2014 by planning permission 2013/6627/P, and on 23/10/2015 by planning permission 2015/5524/P, and on 26/01/2016 by planning permission 2015/5581/P) for redevelopment of site to create seven new buildings between five and twelve storeys in height to provide 198 residential units (Class C3), retail, financial and professional services and food and drink floorspace (Class A1, A2, A3 and A4), flexible employment/healthcare floorspace (Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished).(Class B1/D1) along with associated energy centre, storage, parking, landscaping and new public open space (existing buildings to be demolished).

Drawing Nos: Cover letter from CgMs dated 18 February 2016; Resin Bound Permeable Surfacing Specification by addagrip; Hard Landscaping Materials Schedule by Spacehub reference: 8167N-SH-SP01 -Rev A dated 12 February 2016; 8167N-SH-601-B; 8167N-SH-210-B; 8167N-SH-205-E; 8167N-SH-204-D; 8167N-SH-202-E; 8167N-SH-201-G.



Informative(s):

1 Reason for granting:

The proposed hard and soft landscaping details are considered appropriate to ensure a reasonable standard of visual amenity and will enhance the biodiversity level of the SINC on the site as well as the site as a whole.

Landscaping details were previously approved under application 2013/5240/P on 30 January 2015. The main change from this approval is altering the access road surfacing from concrete block paving to resin bound gravel as the block paving is not suitable to withstand turning movement of large vehicles. The proposed resin bound gravel material is considered to be high quality. Two different colours are proposed (intersected by flush granite kerbs) relative to the position of the buildings and podium gardens. The proposal is considered to provide a good standard of visual amenity.

No objections have been received prior to making this decision. The site's planning has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

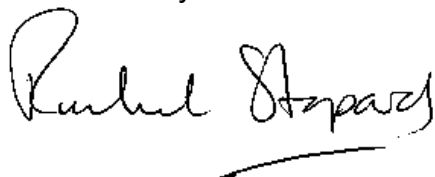
2 You are advised that all conditions, other than conditions 16 (acoustic isolation and sound attenuation for A3/A4 uses), of planning permission granted on 30/03/2012 (reference: 2011/6129/P) which require details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Director of Culture & Environment

