

Claire Warnock
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38 Kingsland Road
London
E2 8DD

Application Ref: **2015/3016/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

2 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Bourne Estate South
Portpool Lane
London
EC1N**

Proposal:

Partial discharge, to not include play area details and surfacing of areas linking with Highways, of condition 7 (hard and soft landscaping) granted under reference 2012/6372/P dated 31/10/13.

Drawing Nos: (C6475-)CE2.B; CE4.C; CE6.J; CE17; CE18.A, (MCA 0415/)05G; 05L; 06H, D25137/LKM/G, 25137/LKM/G/V and Landscape Management Plan Revised 24/03/2016.

The Council has considered your application and decided to approve the details

Informative(s):

- 1 Reasons for granting permission:

The submission includes detailed hard and soft landscaping plans, a landscape management plan, a lighting plan and a planting plan. The details are considered appropriate to partially discharge the conditions. Details of the playground are



being held so they can be independently reviewed by a play specialist. Surfacing details of areas adjoining the public highway are also being reserved for a later discharge as further work needs to be done with the Council's engineers.

The submitted details satisfactorily demonstrate that the landscaping is suitably designed and installed in relation to the host buildings with details of plant species, area size, quantity and density. The submitted landscape management plan adequately details long term objectives, performance and deliverance. Subject to a partial discharge the Council's Tree and Landscape Officer, Green Space Development Officer and Transport Planner are satisfied with the submitted details.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the estate, the conservation area or on neighbouring amenity.

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 and DP26 of the London Borough of Camden Local Development Framework.

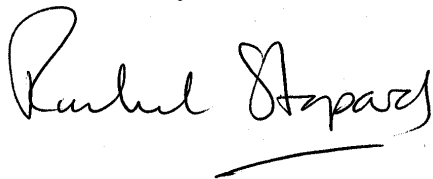
- 2 The applicant is advised that the following conditions associated with planning permission 2012/6372/P dated 31/10/2013 require the submission of further details:7 (landscaping) (partial) and 26 (lighting to external facade).

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities