

Mr David Stephenson
50 Lancaster Road
Enfield
EN2 0BY

Application Ref: **2016/6083/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

28 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
32 Lawn Road
London
NW3 2XU

Proposal:
Details pursuant to Condition 4 (landscaping) of planning permission ref 2014/6903/P, dated 31/03/2015, for the erection of part 5, part 7 storey building comprising 72 flats (Class C3) (25 x 1 bed, 33 x 2 bed and 14 x 3-bed) with associated amenity space and landscaping, following demolition of existing buildings containing car parking, employment floorspace and rooftop, and community centre.

Drawing Nos: Covering Letter from Fairview New Homes Ltd dated 03/11/2016, Landscape Specification, FNH413/04D, FNH413-35.800 Rev 2A, Landscape Management Plan, FNH413-35.801 Rev 2A, FNH413-35.804 Rev B and FNH 413-28.1 Rev C

Informative(s):

- 1 The application seeks to discharge Condition 4 of planning permission 2014/6903/P, granted on the 31st March 2015, for erection of part 5, part 7 storey building comprising 72 flats (Class C3) (25 x 1 bed, 33 x 2 bed and 14 x 3-bed) with associated amenity space and landscaping, following demolition of existing



buildings containing car parking, employment floorspace and rooftop, and community centre.

Condition 4 requires full details of all hard and soft landscaping and means of enclosure of all un-built, open areas to be submitted to and approved by the local planning authority in writing before the development takes place.

The application seeks an amendment to the details previously approved under application 2015/4355/P to incorporate an amendment to the boundary treatment to the northern end of the site at Lawn Road adjacent to the Ash Tree at the junction of Lawn Road and Upper Park Road. The details in all other respects are identical to those previously approved. The Council's Trees and Landscape Section have reviewed the details submitted and have confirmed that the requirements of the condition have been met.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings.

The details submitted are considered sufficient to satisfy the requirements of Condition 4 and would be in accordance with policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

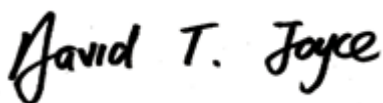
- 2 You are advised that Conditions 13 (noise) and 16 (noise) of planning permission 2014/6903/P remain outstanding.

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



David Joyce
Executive Director Supporting Communities

