

Miss Emma Penson  
Dalton Warner Davis LLP  
21 Garlick Hill  
London EC4V 2AU

Application Ref: **2017/1046/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

17 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**1 Mabledon Place  
London WC1H 9AX**

Proposal: Details of hard and soft landscaping of level 3 and 6 roof terraces required by condition 6 of planning permission 2011/4653/P granted on 23.12.11 for extensions and alterations to existing office block.

Drawing Nos: Level 3 plant schedule; Level 6 plant schedule; lighting specification; landscaping plans 81/1/3/A, 80/1/4, 80/1/1a (two each for level 3 and level 6); letter with appendices from Dalton Warner Davis dated 22.2.17

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Details of landscaping of the ground level forecourts have already been approved on 6.8.14 ref 2014/3939/P. This application involves further landscaping to the 2 approved paved roof terraces to create a more attractive and usable amenity space for the office occupiers. It is considered that the proposed lighting, screening, paving, decking, seating and planter troughs with a variety of species and trees will provide a visually attractive and biodiverse landscaped area at roof levels. Due to its high level location, the additional structures and greenery will have no impact on the appearance of the host property, character of the streetscene or amenities of neighbouring properties.



The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and A3 of the Camden Local Plan Submission Draft 2016.

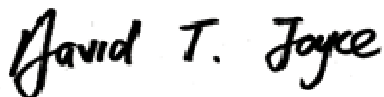
- 2 You are advised that all conditions relating to planning permission ref 2011/4653/P dated 23/12/11, which need details to be submitted, have been approved.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning