

Mr James Flynn
Sheppard Robson
77 Parkway
Camden Town
London
NW1 7PU

Application Ref: **2017/1682/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

22 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
77 Parkway
LONDON
NW1 7PU

Proposal:

Details of conditions 7 (landscaping) & 9 (cycle storage) of 2016/5935/P granted 15/12/2016, for 'Alterations and extensions to existing office building (Class B1) to include two storey rear garden extension, extension to existing ground floor reception area with additional meeting rooms at first and second floor over reception, and extension from existing bridge element to form additional meeting rooms at first and second floor level'.

Drawing Nos: P17-0222_02; P17-0222_03A; P17-0222_06; P17 - 022 May 2017; 00_901_ rev P01; 5621-SRA-ZZ-00-DR-A-90-102 Rev P01;

Informative(s):

- 1 The applicant has provided details of condition 7 (landscaping) and 9 (cycle Storage).

Condition 9 stipulates that storage for 12 cycles should be provided prior to the occupation of the rear extension and that this information should be provided before development commences. The applicants have submitted a plan in accordance with the approved layout showing 6 Sheffield stands (12 cycle parking



spaces) within the courtyard entrance to the offices. This meets the requirements specified in Condition 9 which can now be discharged.

The applicant has provided details of hard and soft landscaping in relation to the approved extension in line with condition 7. They have also submitted details of tree protection and a maintenance plan for the pleached trees to the rear of the approved extension.

The details submitted are considered sufficient to demonstrate that the proposed semi-mature pleached trees at the rear of the site will be adequately maintained for the first three years following planting. The tree protection details are considered sufficient to demonstrate that the Robina tree in the courtyard that is subject to a TPO will be adequately protected from damage during development in line with BS5837:2012 – “Trees in relation to design, demolition and construction”. The Council's Tree Officer has assessed the application and are considered to be acceptable in this instance.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies CS11, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP24 of the London Borough of Camden Local Development Framework Development Policies. D1, D2, T1, T3, A1, A3 and C6.

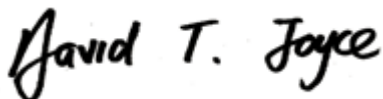
- 2 You are advised that condition 4 and 5 of application 2016/5935/P are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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
Director of Regeneration and Planning