

Mr Jonathan Nicholls
Hayhurst and Co
26 Fournier Street
London E1 6QE

Application Ref: **2017/3512/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

3 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
74 Netley Campus
Stanhope Street
LONDON
NW1 3EX

Proposal:

Details of replacement planting required by condition 6, Management Plan required by condition 9; and, replacement landscaping on Everton Mews required by condition 11 of planning permission 2016/1283/P dated 26/08/2016 for the erection of a single storey nursery building and WC building.

Drawing Nos: NSD335-AL-SW-1-002 RevCo5, 184-SK069, 184-SK068, photographs 1-5.

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

1 Reasons for approval.

With regards to condition 6; The cycle parking and WC block has already been built, it is demonstrated by the applicant that the replacement landscaping to mitigate any loss has already been implemented as per landscape scheme approved under ref: 2013/1064/P relating to the permission of the wider school grounds (Ref: 2012/2089/P). Furthermore, the applicants have introduced a green



roof to the new extension and the species and details of this green roof in permission 2017/1634/P. As such, it is considered to ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character, which is considered acceptable by the Landscape officer to comply with policies CS14 and CS15 and policy DP24 of the Camden Local Development Framework Development Policies 2010.

Regarding condition 9; The applicant has set out clearly the children drop-offs, access, parking, space, capacity and hours/terms of operation which is considered acceptable by the principal transport and highway officer as the details ensure that the travel demand arising from the development does not significantly impact on the existing transport system and on local residential amenities. This is considered acceptable to comply with policies CS5 and CS11 and policy DP21 and DP26 of the Camden Local Development Framework Development Policies 2010.

Finally, regarding condition 11; The single storey nurse classroom in question has already been built and the landscaping adjacent to Everton Mews remains untouched and remains to a high standard as demonstrated by the applicant. This condition has been reviewed by the case and landscape officer, it is considered that such condition may not have been necessary and as such can be discharged. It is not within the application site nor is it under control or under responsibility by the school.

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 host buildings and streetscene or on neighbouring amenity and therefore they can be discharged.

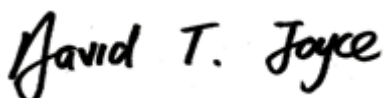
- 2 You are reminded that all conditions relating to 2016/1283/P dated 26/08/2016 have been discharged.

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