

Ms Sarah Curl
Curl la Tourelle Architects
80 Lambale Street
London
NW5 4AB

Application Ref: **2017/1673/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

2 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
86 A Fitzjohn's Primary School
London
NW3 6NP

Proposal:
Details of replacement tree and hard and soft landscaping (Condition 4) pursuant to planning permission ref. 2015/3974/P dated 23/10/2015 for the erection of a part-single part-two storey ancillary office building within the school grounds (Use Class B1a).

Drawing Nos: 705E 102 Rev. I; 705E 103; 705E 610 Rev. B; 705E 611; 705E 652 Rev. B; Softworks Management Plan Rev. A (dated 18/09/2017); Q31 External Planting Schedule Rev. A (dated 18/09/2017); Q35 Landscape Maintenance Schedule Rev. A (dated 18/09/2017); Email and photographs of site received on 13/09/2017 from Sarah Curl of Curl la Tourelle Head Architecture; 2 x Photographs of site received on 11/05/2017 from Nadia Abdullah of Curl la Tourelle Head Architecture.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Informative(s):

1 Reason for granting permission

The proposal seeks to discharge condition 4 of planning permission 2015/3974/P dated 23/10/2015. Condition 4 requires details demonstrating replacement tree planting, hard and soft landscaping and means of enclosure of all un-built open areas to be submitted for approval.

The Council's Tree and Landscape Officer has reviewed the submitted details and confirmed that the quality and sustainability of the proposed landscaping at the site is sufficient to satisfy the requirements of the condition.

A 1.4m high black-painted steel fence and inner pedestrian gate are proposed to adjoin the existing external vehicle and pedestrian entrance gates, to enclose the pedestrian footway into the site. The fence would be unfussy in terms of design with simple lines that afford permeability, and so would not create too solid a boundary treatment. A new 1.95m high timber fence is proposed as the means of enclosure to the side boundary of the site with Nos. 82A Fitzjohn's Avenue and to the adjacent gas meter. This fence would match the height of the existing boundary fence, and would be clad to match the rainscreen cladding of the ancillary office building approved under application ref. 2015/3974/P. Both means of enclosure are therefore considered acceptable in design terms.

Following negotiation with the Council's Tree and Landscape Officer, the submitted details have been revised to omit the proposed replacement pendulous cedar tree, in favour of an increase in under storey planting in the same bed, which is considered to be sustainable and suitable for the site. The agent has confirmed that 150 new trees have already been planted on site, and the Council's Tree and Landscape Officer has confirmed that these are considered sufficient to address the replacement tree element of the condition. It is therefore recommended that the condition be discharged.

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, on the character of the conservation area or on neighbouring amenity.

The proposed development is 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, A2 and A3 of the London Borough of Camden Local Plan 2017.

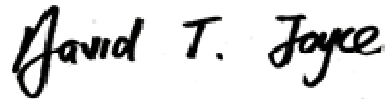
2 You are advised that all conditions relating to planning permission 2015/3974/P dated 23/10/2015, which need details to be submitted, have been approved.

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