

Mr Philip Harvey
PCKO Architects
5-8 Hardwick Street London EC1R
4RG United Kingdom

Application Ref: **2017/4376/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

5 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Greenwood Centre
25 Greenwood Place
London
NW5 1LB**

Proposal:

Details of hard and soft landscaping and green and brown roofs to partially discharge conditions 6 and 8 of planning permission 2013/5947/P dated 18/06/2014 (as varied by 2015/3151/P dated 29/07/2015) for: Demolition of existing buildings and redevelopment to provide: a new 3,228sqm (GIA) Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units (including 8 supported affordable housing units) and 100sqm (GIA) social enterprise in flexible retail, restaurant/café, office or community use (Classes A1/A3/B1/D1) at ground floor level; highway improvements to Greenwood Place, and associated plant, landscaping, servicing and disabled car parking.

Drawing Nos: (1611_LL_)100-Rev_C01; 101-Rev_C03; 102-Rev_C00; 103-Rev_C00; 104-Rev_C00, (1611_LP_)301-Rev_C02; 302-Rev_C01; 303-Rev_C01; 304-Rev_C01, (1611_LD_)501_Rev_C00; 502_Rev_C00; 503_Rev_C01; 504_Rev_C01, 1213_WD_244 Rev F, 1213_WD_705 Rev B, 1213_WD_011 and Landscape Management Plan (ref: 1611_doc_602_PO) dated July 2017.



The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approving the details.

Full details of hard and soft landscaping and means of enclosure have been submitted to discharge the community centre element of condition 6. In addition, details of the green and brown roofs for the community centre (including construction profile, materials, substrate depth, plant species and density and maintenance plan to partially discharge condition 8 have been submitted.

Condition 6 - The details have been assessed by a Conservation Ecologist from the London Wildlife Trust, on behalf of the Camden Nature Conservation Service, who considers the details to be acceptable for discharge. This was following the removal of *Crococsmia* (a known invasive species) and substitutes to the bulb planting as these can cause health and safety issues if they are dug up and ingested.

The details of hard landscaping, including stairs, seats, paving, gates and walls, are considered to be acceptable and in accordance with the character and appearance of the proposed and surrounding buildings.

Condition 8 - The details have been assessed by a Conservation Ecologist from the London Wildlife Trust, on behalf of the Camden Nature Conservation Service, who considers the details to be acceptable for discharge as the details are suitably biodiverse.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

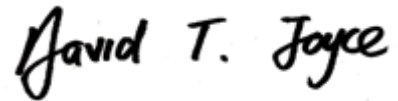
2 In respect of the Community Centre element, you are advised that Conditions 3, 10, 11, 12, 13, 17, 19, 20, 21b and 25 of planning permission 2013/5947/P dated 18/06/2014 require the submission of details and must be approved before the relevant stage of the development.

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning