

Mansfield Bowling Club, Croftdown Road, NW5 1EP

2017/6499/P



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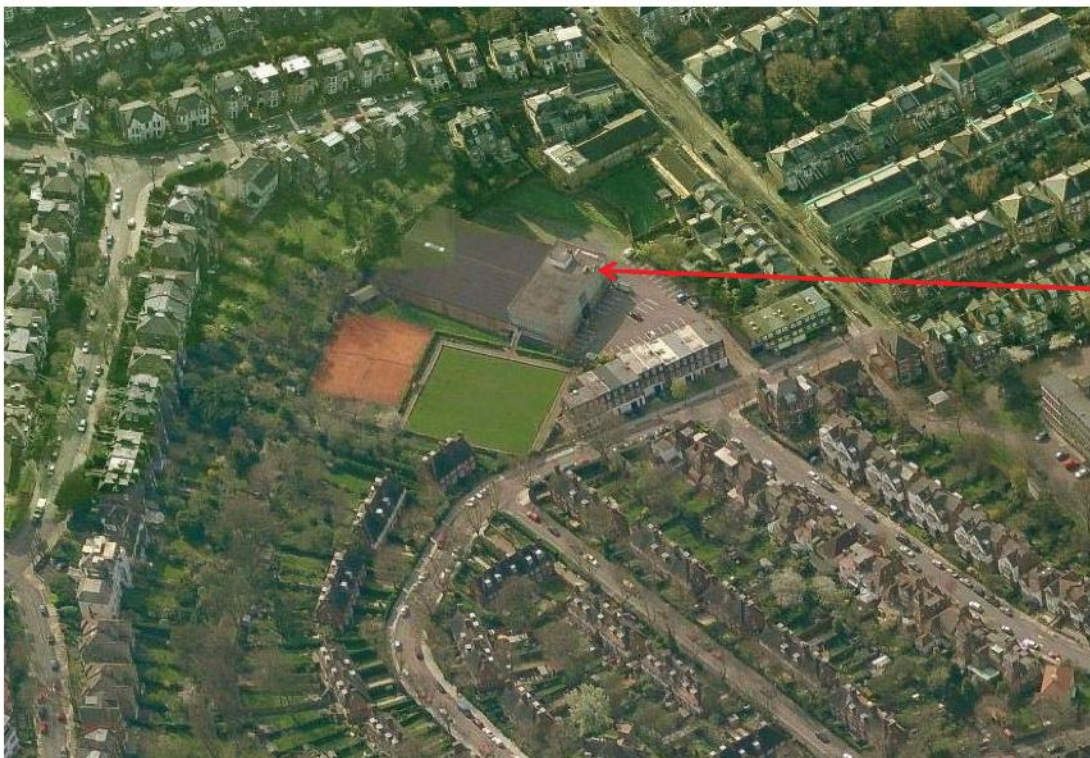
Mansfield Bowling Club, Croftdown Road, NW5 1EP

Site Photographs:

1. Aerial photo



2. Aerial photo 2

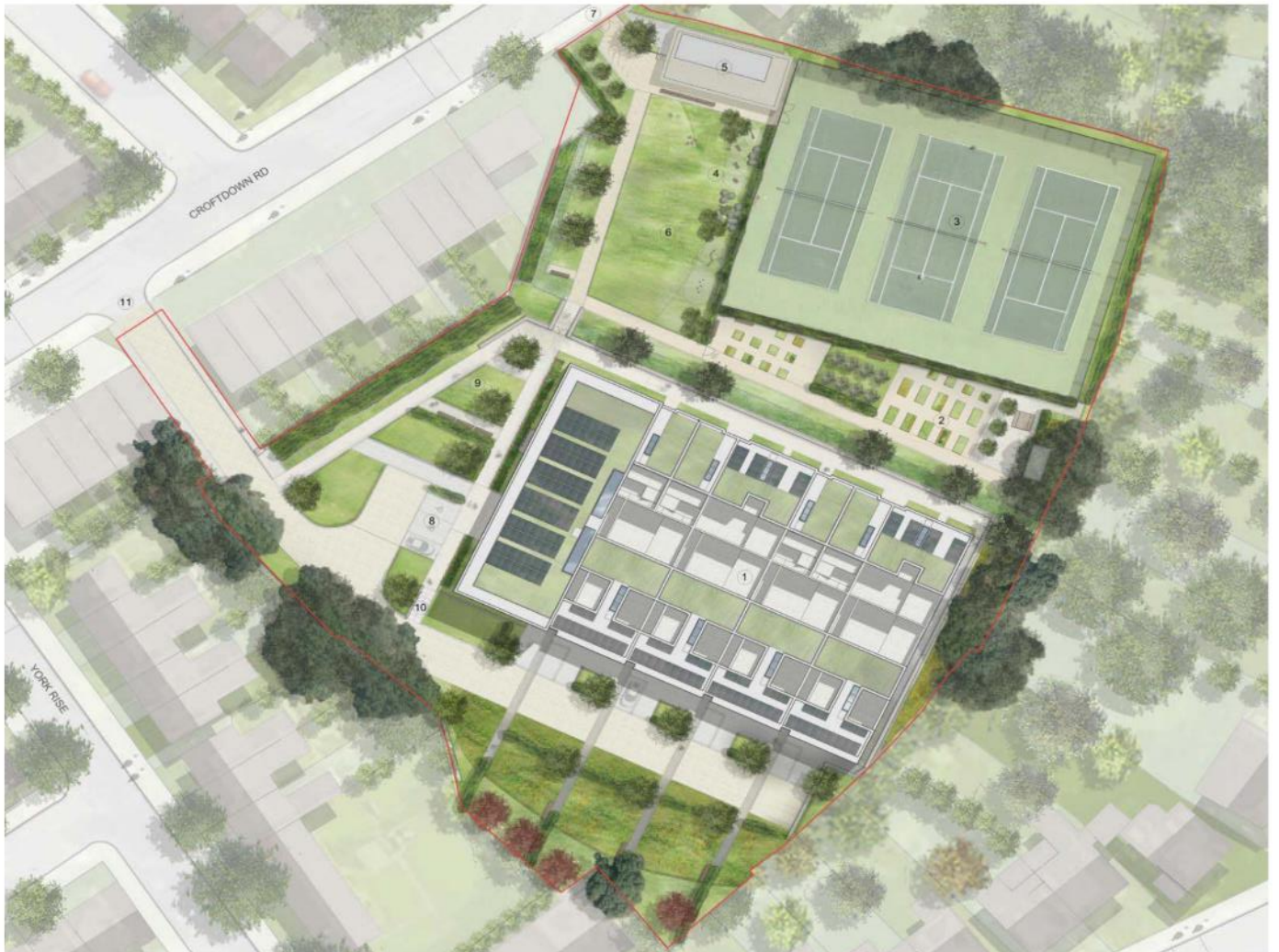


Club
House

3.& 4. Existing Club building



5. Appeal allowed masterplan (APP/X5210/W/16/3153454 dated 27/01/2017)



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	23/01/2018
		N/A / attached		Consultation Expiry Date:	n/a
Officer			Application Number(s)		
John Diver			2017/6499/P		
Application Address			Drawing Numbers		
Mansfield Bowling Club Croftdown Road London NW5 1EP			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal Details of Hard and Soft Landscaping including tree replacement and railing details as required by condition 6 of planning permission ref 2015/1444/P allowed on appeal ref APP/X5210/W/16/3153454 dated 27/01/2017 (for demolition and replacement of bowling club building with part 3 and part 2 storey building for 21 residential dwellings and reconfigurations of the tennis facilities and pavilion).					
Recommendation:		Grant approval of details			
Application Type:		Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice				
Informatives:					
Consultations					
Summary of consultation:	As the submitted application is for the approval of details reserved by condition, in line with the Town and Country Planning (Development Management Procedure) Order 2015 no official public consultation process was completed. Notwithstanding this, any comments received in relation to the approval of details application have been duly considered when determining the application.				
Adjoining Occupiers:		No. of responses	08	No. of objections	08
Summary of consultation responses:	<p>Letters of objection were received from the owner/occupiers of nos. 3, 5, 6, 7 and 9 Regency Lawn as well as nos. 11, 13 and 15 Dartmouth Park Avenue who have objected to the submitted details for discharge on the following grounds:</p> <p>1. Objection to felling of mature trees, in particular the large silver birch on grounds of:</p> <ul style="list-style-type: none">- Felling trees could affect the water table for adjoining properties- Felling will increase light pollution for the houses on the site boundary- Loss of visual amenity / views- Damages the rural feel of the conservation area- Harmful for biodiversity- Contrary to Woodland Trust advice regarding benefits of trees- Replacement planting not sufficient to compensate for loss- Removal of silver birch not essential for development <p>2. Objection to the erection of continuous timber perimeter fence due to loss of private access into MBC site from rear boundaries of adjoining properties</p> <p>Officers response:</p> <p>1. Please see paras. 3.2 – 3.6 of the main report</p> <p>2. Please see paras. 3.16 – 3.20 of the main report</p>				
CAAC/Local groups comments:	n/a				

Site Description

The application site comprises a 0.85ha site accessed from Croftdown Road (to the west). The application site itself comprises a 6 rink indoor bowling club facility (now disused), an outdoor bowling green (both operated by Mansfield Bowling Club – MBC), two tennis courts and associated clubhouse, a small allotment area with associated structures, hardstanding used as access and car parking facilities for the aforementioned facilities and areas of open space.

The site is located within Dartmouth Park Conservation Area. The MBC indoor bowling facility building is identified within the Conservation Area Appraisal and Management Statement as being a negative building which detracts from the character and appearance of the conservation area. The grounds of Mansfield Bowling Club, more specifically the entire site with the exception of the indoor bowling facility building, is designated Open Space / Private Open Space (POS) on the Local Development Framework proposals Map (2010) and Map 7, page 134 of the Core Strategy, respectively.

It is also noted that trees within the site, including those in the western area of the site, are protected by Tree Preservation Orders. More specifically these comprise 2 x Limes, 1 x Ash & 1 x Mimosa at this point. Furthermore a TPO has been served on a Lime in the area between the indoor bowling green building and the tennis courts, following a 2012 tree application (see relevant history). The south western part of the site is also within an identified hydrogeological constraint area, in respect of surface water flow and flooding matters.

Relevant History

'Parent' application:

2015/1444/P: Planning permission was refused but subsequently allowed at appeal (ref. APP/X5210/W/16/3153454) on the 27/01/2017 for the *'Creation of a new publicly accessible open space; enhanced tennis facilities including the reconfiguration and extension of the courts to provide an additional court and increased playing area to accord with LTA requirements; the provision of a new ancillary pavilion (Class D2) to replace existing ancillary buildings and structures providing community and leisure space; a new community garden; and the demolition and replacement of the existing bowling club building with a new part three storey, part 2 storey building providing 21 residential dwellings (Class C3) with associated access, parking and landscaping'*

Council's original reasons for refusal:

- 1) The applicant has failed to demonstrate that the existing leisure facility is no longer required, that there is no demand for an alternative leisure use of the site which would be suitable and that therefore the loss of the facility would not undermine the range of services and facilities needed to support local communities, contrary to policies...
- 2) -- 13) absence of various legal agreement heads of terms

The subsequent appeal of this decision was allowed by the planning inspectorate, subject to conditions and s106 legal agreement requirements. The application to discharge condition six relates to this 'parent' permission.

Other planning history for the site relevant to this assessment:

2017/6327/P: Approval of details application was approved on 23/02/18 for the discharge of conditions 8, 14, 15a & 15b regarding SuDS maintenance schedule and Mitigation Strategy; Protected Species licences; Method statement and precautionary approaches for vegetation clearance, as required by planning permission 2015/1444/P allowed on appeal dated 27/01/2017

2017/1118/P: Permission for a minor material amendment (S73) was refused on 18/07/2017. Proposed variation of condition 2 (Approved plans) of planning permission 2015/1444/P granted at appeal on 27/01/2017 sought namely to increase the car parking provision on the site, from 6 spaces as approved at appeal to 20 car parking spaces.

Reasons for refusal:

- 1) The proposed development would result in an increase in onsite parking provision which would have a detrimental environmental impact and apply additional pressure on the boroughs transport network contrary to policy T2 (Parking and Car free development) of London Borough of Camden Local Plan 2017.
- 2) The proposed extension to the residential car parking provision on site would not be associated with the use of the land as open space and would result in an unacceptable reduction in quality and quantity of open space provision on the wider site contrary to policy A2 (Open Space) of London Borough of Camden Local Plan 2017.

Tree works applications:

2015/4162/T – Pollard 1x Ash along boundary with 40-48 York Rise (No Objection raised to works to tree in CA on the 25/09/2015)

2015/3879/T – Reduce canopy of 1x Ash by 30% (TPO ref C813) along boundary with 40-48 York Rise (TPO works approved on the 25/09/2015)

2014/6264/T – 2x Ash reduce crowns by 15% (No Objection raised to works to tree in CA on the 19/11/2014)

2012/3851/T – 1x Lime fell (between NE wall of clubhouse and tennis courts (Objection raised to works to tree in CA on the 28/08/2012). Object to works for the following reason:

TC9807159 – Reduction to 1x Lime in car park (No Objection raised to works to tree in CA on the 05/01/1999)

TC9706196 – Reduction to 1x Ash in car park (No Objection raised to works to tree in CA on the 30/04/1997)

Relevant policies

NPPF (2012)

The London Plan 2016

LDF Core Strategy and Development Policies (2011)

LDF Core Strategy (2010)

CS14 - Promoting high quality places and conserving our heritage

CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity

Development Policies (2010)

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

Camden Planning Guidance

CPG 1: Design (2015)

CPG 3: Sustainability (2015)

CPG 6: Amenity (2011)

N.B.: The Council's Development Framework Core Strategy and Local Development Framework Development Policies were superseded after the adoption of the London Borough of Camden Local Plan (2017). Notwithstanding this, as submitted details must be assessed in accordance with the original permission/submission, the above policies are those relevant in the case of this application.

Assessment

1. Proposal

- 1.1. The application submitted is in relation to the submission of Hard and Soft Landscaping details, including tree replacements, as required by condition 6 of planning permission 2015/1444/P allowed on appeal ref APP/X5210/W/16/3153454 dated 27/01/2017.
- 1.2. It should be noted that the full impact and extent of the proposed development has been previously assessed by the Planning Inspectorate under the scheme allowed at appeal. The requirements of this condition therefore relate purely to the submission of landscaping details in order to ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area and provides an appropriate setting for the proposed building.

2. Revisions

- 2.1. Following an initial review by the Council's planning, trees and landscaping and sustainability officers, further details were requested in relation to the following:
- A scheme of maintenance for the planting proposed
 - Sample panel of hard surfacing materials
 - Specification for porous macadam material proposed
 - Confirmation regarding status of boundary treatment approval
 - Confirmation regarding status of mature Silver Birch tree
- 2.2. The following assessment has been informed by the submission of the above requested details.

3. Assessment

- 3.1. Condition 6 of appeal decision APP/X5210/W/16/3153454 required the following:

'No development shall take place until full details of hard and soft landscaping including details of replacement trees and details and location of railings have been submitted to and approved in writing by the local planning authority. Details shall include samples of all ground surface materials and finishes. The details shall also include proposals for the enhancement of biodiversity, with particular reference to bats. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved'.

Trees

- 3.2. Many of the comments submitted in relation to the proposed details have raised objection to the loss of mature trees on site, in particular the large Silver Birch tree on the Northern boundary of the site.
- 3.3. The original planning application submitted an Arboricultural Impact Assessment and Methods Statement (ref. JBA 11/103- AR03). This document outlined a full audit of the number, type and health of the existing trees within the site as well as a methodology for construction, highlighting the specimens to be removed as part of the development as well as an outline program for protection of the trees to be retained. This report proposed the removal of three trees from the site to facilitate development (2x Category B; 1x Category C), primarily to facilitate new footways, walls, fencing and tennis court extensions. These trees were T1 (Silver Birch – Cat B), T2 (Common Lime – Cat B) and T5 (Sycamore – Cat C). The report also outlined a number of tree works and tree protection requirement for the trees to be retained on site.
- 3.4. In the assessment of the impact of the development upon existing trees, officers for the original application noted the following in their committee report to members:

"The Council's Tree officer has reviewed the [Arboricultural] report and concluded that the removal of the existing trees is acceptable subject to suitable replacement. The removal of the three trees is not

considered to have a detrimental impact on the appearance of the site or the conservation area that would not be compensated by replanting. The proposed landscaping is considered to be of a high standard with a broad range of species and plant types detailed. However, whilst there are a high number of replacement trees proposed, the species selected are considered to be of a small/medium ultimate size at maturity. The proposed replacement trees are not considered to be acceptable as the site is of the size that allows for trees of a large ultimate size to be planted. Therefore details of trees of different species that would be suitable for this site are required by the recommended condition” (para.6.76).

- 3.5. Although Committee members subsequently overturned the officers’ recommendations during the planning committee meeting, the above advice on trees was not disputed and consequently did not form a reason for refusal. During the subsequent appeal, the Inspector upheld this assessment and stated that, subject to appropriate conditioning for the replacement trees and tree protection measures, the loss of the three mature trees would not result in significant harm. When allowing the appeal, the Inspector included the submitted Tree Removal and Retention plan within the list of approved documents (ref. AL4437-2000 Rev B) which identified these trees. Consequently the removal of these trees, including the Silver Birch was granted permission under the appeal decision and the Council cannot now reasonably raise objection in this regard at this stage (please also see appendices one and two for further detail).
- 3.6. With this in mind, the Council must therefore consider whether the submitted details in relation to the replacement trees are sufficient to discharge condition six. These submitted details include a fully detailed planting schedule, updated site landscaping plan, and tree removal / retention plans as well as section drawings illustrating the planting specification for these trees. Excluding the proposed fruit orchard, the replacement trees would include eight species with a mixture of native (such as the Oak to the main public open space) as well as more decorative, non-native species (such as Liquidamber and River Birch within a group of planting adjacent to the playground area). All replacement trees will have a minimum height of 0.45m and age of 3. This is considered an appropriate age for the young trees to ensure their proper establishment within the site. The Council’s Trees and Landscaping officers have confirmed that the proposed replacement trees would be appropriately sited and planted to ensure that they would remain viable long terms and that the species chosen are appropriate for the local setting. They considered the replacements acceptable and to offer a quality range in terms of specimen choice. In light of the above officers consider the proposed replacement tree details acceptable for the purposes of the requirements of condition six.

Soft Landscaping

- 3.7. Further to the above, the scheme of planting and soft landscaping has also been reviewed by the Council’s Trees and Landscaping officers. Full details have been provided including a planting strategy plan, planting schedule and maintenance schedule (provided at the request of officers). The scheme includes a good level of variety, with differing areas of the site to be planted in a variation of styles to respond to the nature of the site and to develop character. These planting mixes would include:
- large shrubby ornamental planting along the South Western boundary to create a wildlife corridor;
 - partial shade/ shade ornamental planting immediately surrounding the residential development to ensure sustainability in areas of the site likely to be overshadowed at certain times through the day;
 - sunny ornamental planting to the North Western boundary (responding to site orientation and adjacent to public spaces); and
 - sunny, low growing ornamental planting to provide screening and demarcate driveways.
- 3.8. Each of the above planting mixes, would contain a wide range of plant types, with a total of 34 different herbaceous and perennial species. A substantial area of wildflower planting would also be planted to the Eastern boundary as well as numerous hedgerows laid east to west to help divide areas of the site and provide ecological habitat. Furthermore, over 1250 bulbs would be planted across the site including Snowdrops (*Galanthus nivalis*), Bluebells (*Hyacinthoides non-scripta*) and Daffodils (*Narcissus tete-a-tete*).
- 3.9. As well as the above ornamental planting, lawns are proposed to provide amenity space for the provided open space adjacent to the tennis courts as well as two smaller areas to the West of the site. The allotments to the south of the courts would include raised beds for ease of use. The orchard garden would contain 12 fruiting trees (mixture of 2x apple, 1x pear and 1x plum species) as well as a timber pergola planted with

climbers.

- 3.10. Officers consider that the proposed scheme of soft-landscaping would provide a very high level of visual amenity for the development as well as including a rich variety of habitat types and flora which would encourage bio-diversity. The substantial hedgerow to the south of the tennis courts as well as the large shrubby and wildflower areas of the site would be particularly beneficial in this respect. The Council's Landscaping officers commend the scheme of planting proposed for the above reasons. The maintenance schedule received also includes a high level of detail regarding site maintenance and officers consider that this schedule would also ensure the planting is sustained.
- 3.11. With specific regard to bats, as outlined in the history section above, conditions 14 (Protected Species licences) and 15 (Ecology methodology for site clearance) have recently been discharged. This included the approval of an updated site Ecology Report to investigate the potential for the presence of bat habitats. This report demonstrated that the site is not host to bat roosts and that no European Protected Species Licence was subsequently required. It should also be noted that conditions 13 (Phase two Bat survey), 16 (lighting strategy) and 17 (bat, bird and hedgehog boxes) also required the submission of details of measures for the protection of protected species which are yet to be discharged. Notwithstanding this, in light of the appeal allowed, the planting scheme proposed would be considered to enhance the biodiversity value of the site as required, including for bats, where the areas of boundary planting would afford space for feed. The variety of flowering plants, fruit orchid and wildflower meadow would act to encourage insects to the site which in turn would help sustain any foraging bats.
- 3.12. Overall officers consider the submitted soft landscaping and planting details would provide a high standard of visual amenity and biodiversity for the area as well as an appropriate setting for the proposed building as well as the wider Conservation Area. These details are therefore acceptable for the purposes of condition six.

Hard Landscaping

- 3.13. In respect to hard landscaping, details submitted include an updated annotated site plan, a sample panel of materials as well as section drawings showing surfacing and paving interfaces. Specifications of the porous Macadam surfacing for the tennis courts was also provided. With regard to hard surfacing, it is noted that the inspector made the following comment within the decision: *'At the hearing there was a discussion about car parking options which was addressed through correspondence following the hearing. The layout which is shown in drawing AA4437/2130 Rev F was the scheme on which the Council made its decision and it is on this basis that I have determined the appeal'* (para.48). The updated site plan aligned with the approved layout plan (AA4437/2130 Rev F) and hard surfacing plan (AL4437-2001 REV C) in that it does not show any amendment to the agreed parking, site access arrangements or location and quantum of hard landscaping (please see appendix four). For the purposes of condition six, only the chosen material palette for these areas remains outstanding.
- 3.14. Aside from the vehicular access/circulation to the South and the porous macadam surfacing to the tennis courts (discussed further below), all other hard surfaced areas would be provided in a mixture of granite paving (small and large modular), permeable paving (for car parking bays and allotment areas) and a buff coloured self-binding gravel for the footpath to the South of the courts. Kerbstones would also be provided in granite to match paving. This palette of materials would provide a suitable range of tones and textures to complement the built forms as well as landscaped areas of the site. The areas of gravel and permeable paving would also improve surface-water drainage and reduce run-off rates. The materials are considered to remain appropriate for their setting as and the Conservation Area.
- 3.15. It should be noted that porous macadam surfacing had been approved as part of the appeal decision for the replacement tennis courts, despite the Council's preference for the retention of clay pitches. While the applicant is still yet to provide full details of compliance to Lawn Tennis Association (LTA) requirements under the s106 legal agreement requirements agreed, this material for the replacement courts has already been approved and is not disputed (see appendix three). As the site is situated within a local flood risk area, ensuring that the large expanse of the hard surfaced replacement courts were porous was significant in ensuring that the development maintains greenfield levels of surface water run off rates – a requirement of the inspector applied by condition. Furthermore, the applicants have produced material specifications for

the porous Macadam which confirm this material is promoted by the LTA as a suitable material. The ability to rapidly drain surface water is also beneficial in terms of speed to which the courts can be played after rainfall. In light of the above, officers consider the proposed scheme of hard surfacing acceptable.

Railings

- 3.16. The final requirement of condition six related to the submission of railing details. Although the requirements of this condition were limited to railing details, the applicant has submitted full details of all railings, balustrades (to external steps), entrance gates, as well as site boundary treatment. The location and extent of railings was approved under the appeal scheme and the design of these elements is the only outstanding consideration.
- 3.17. The proposed railings would be dark grey powder coated steel with flat-plate fins at 100mm spacing and would have a height of 1.5m. Along the Northern edge of the residential development (adjacent to landscaped embankment), the railing would sit above a dwarf brick retaining wall. Where a dwarf wall is required it would be constructed of stock brick to match the residential units. The proposed stairs gate and front entrance gate would be constructed in a similar flat plated PPC steel with identical spacing and colouring. The colour chosen would also match the tone of the balcony elements to the residential development, helping to unify the development visually. These details are considered appropriate for the purposes of condition 6.
- 3.18. Typical elevation details have also been submitted in relation to the close-boarded fence to be erected around the perimeter of the site as well as the stock brick wall to the front of the site. Numerous comments have been received on behalf of occupiers of properties along Dartmouth Park Avenue in relation to these proposed boundary treatment details, with specific concern being raised in relation to the loss of private access from neighbouring gardens into the development site. Similarly to the issue of the Silver Birch, officers note that the erection of the continuous fence around the perimeter of the site is expressly shown on plans approved at appeal, annotated to provide exact specification (please see appendix five). The erection of this continuous close-boarded fence therefore benefits from an extant permission and officers cannot object to this element at this stage. It is also noted that the security issues raised in submitted comments has meant that the reprovided public space and facilities have been designed to be secured outside of operating hours. Officers note that the gates to rear gardens installed over the years do not provide a public right of way and as such any land access disputes arising from the erection of this fence would remain a civil matter between adjoining freeholders of the land. The applicants have confirmed that gaps at ground level would be formed to enable the movement of hedgehogs across the site once installed in areas of wild planting. The submitted typical elevations of the close boarded fence are in light with the details approved at appeal and no further comment is raised in relation to this element.
- 3.19. As the 2.1m brick wall with bespoke cast stone was also shown on previously approved drawings, further comment is not raised in regard to the provision of this element of boundary treatment (please see appendix five). This wall would be provided in London stock brick to match the rest of the development and would be stepped to follow the changing levels along Croftdown Road. As the principle of the cast stone panel has been agreed, this element is not disputed and would act to demarcate the newly formed public space and sports facilities in the streetscene, aiding navigation for persons visiting the facilities. As the signage would be permanent, for the purpose of means of identification of the buildings/facilities and would be greater than 0.3m² in area, the lettering proposed would not benefit from deemed consent under Class 2(a) of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended). The exact specification of the lettering to this panel (including font) will therefore need to be agreed separately as part of an advertisement consent application as annotated on the elevations submitted.
- 3.20. The proposed railing and boundary treatments are considered acceptable in light of the appeal allowed scheme. These details would provide a high standard of visual amenity and character of the area as well as an appropriate setting for the proposed building as well as the Conservation Area.

4. Conclusion

- 4.1. Officers consider that the submitted details are in accordance with the individual requirements of condition six and that these details will cumulatively act to provide a high standard of visual amenity for the

development site. The planting and soft landscaping details in particular are considered to represent a well considered response to the site and its surroundings and to promote bio-diversity within the site.

- 4.2. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Condition six may therefore be discharged.

5. Recommendation

- 5.1. Grant approval of details

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th March 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2017/6499/P
Contact: John Diver
Tel: 020 7974 6368
Date: 27 February 2018

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Iceni Projects Ltd.
Flitcroft House
114-116 Charing Cross Road
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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Mansfield Bowling Club
Croftdown Road
London
NW5 1EP

DECISION

Proposal: Details of Hard and Soft Landscaping including tree replacement and railing details as required by condition 6 of planning permission ref 2015/1444/P allowed on appeal ref APP/X5210/W/16/3153454 dated 27/01/2017 (for demolition and replacement of bowling club building with part 3 and part 2 storey building for 21 residential dwellings and reconfigurations of the tennis facilities and pavilion).

Drawing Nos: Covering letter produced by Iceni dated 21/11/2017, 2409-(01)01 Rev P2 (Proposed External Works Plan), 2409-(90)01 Rev P1 (Typical Boundary Treatment 1), 2409-(90)02 Rev P1 (Typical Boundary Treatment 2), 2409-(90)03 Rev P1 (Typical Boundary Treatment 3), 2409-(90)04 Rev P1 (Typical Boundary Treatment 4), RFM-17-476-DR-L-0001 Rev 01 (Landscaping general arrangement), RFM-17-476-DR-L-0001 Rev 01 (Planting Strategy), RFM-17-476-DR-L-0006 Rev 01 (Planting Schedules), RFM-17-476-DR-L-0010 Rev 01 (Tree Removal & Protection), RFM-17-476-DR-L-0017 Rev 01 (Typical Paving details 1-5), RFM-17-476-DR-L-0016 Rev P01 (Typical details 6 Tree Hard), RFM-17-476-DR-L-0017 Rev P01 (Typical details 7 Tree Soft), RFM-17-476-DR-L-0020 Rev P01 (Precedent Images), RF16-476-X-01 (Soft Landscape Maintenance Schedules), Sample Panel of facing materials (received Jan 2018); Porous Macadam Tennis Court specification (LTA 2012); Ultisport Tennis surface.

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

Condition(s) and Reason(s):

1

Informative(s):

- 1 Please note that in accordance with condition 7, any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible.
- 2 You are reminded that conditions: 3 (facing materials), 4 (window and door details), 9 (refuse), 10 (cycle stores), 12 (parking), 13 (bat mitigation strategy), 16 (lighting strategy), 17 (bird and bat and hedgehog boxes), and 18 (green roof); of planning permission 2015/1444/P allowed on appeal ref APP/X5210/W/16/3153454 dated 27/01/2017 remain outstanding and require details to be submitted and approved.
- 3 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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

Appendix One: PINS Appeal Decision excerpt

Appeal Decision APP/X5210/W/16/3153454

Kathleen Northrop

Neighbouring Resident

DOCUMENTS SUBMITTED AT THE HEARING

1. Additional Information Related to SLC Rebuttal and List of Allocated Sites 2016-2017 to 2030-2031, submitted by the Council.
2. Draft Section 106 Agreement.
3. Correspondence regarding Go Jump submitted by the appellant.
4. Correspondence with GLL submitted by the appellant.
5. Revisions to Drawing Numbers, submitted by the Council.
6. Opening Submissions on behalf of the Council.
7. Legal Submissions on the Interpretation of Policies Relevant to Reason for Refusal 1, submitted by the appellant.
8. Overview of the Appellant's Arguments.
9. Authorities, submitted by the appellant.
10. Correspondence with GLL, submitted by the Council.

DOCUMENTS SUBMITTED AFTER THE HEARING

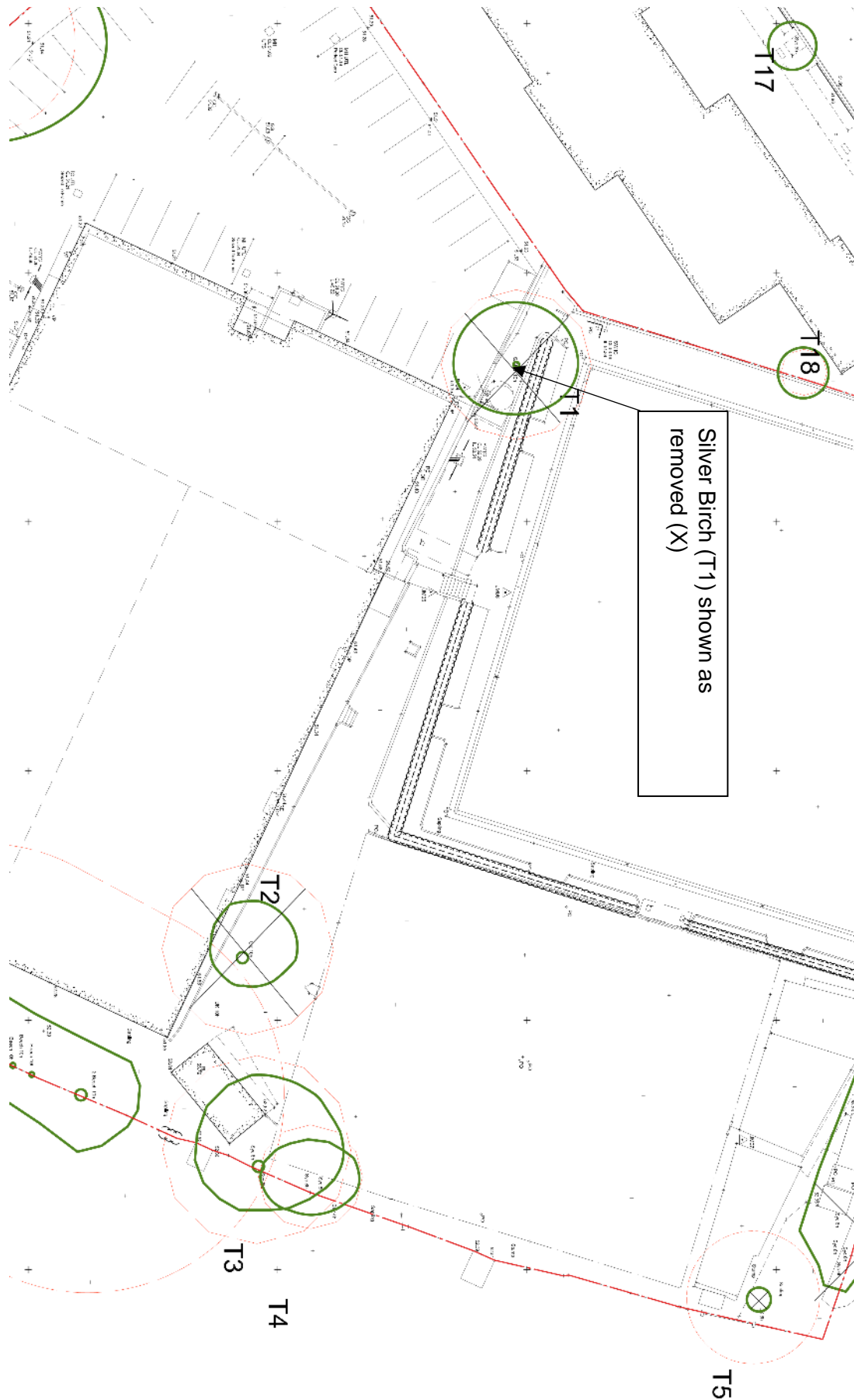
11. Email from the Appellant re Representations of Mr. S Hill, dated 31 October.
12. Email from the Council re Conditions, dated 2 November.
13. Email from the Appellant re Conditions , dated 2 November.
14. Signed and dated Section 106 agreement.

SCHEDULE OF CONDITIONS

1. The development hereby permitted must be begun not later than the end of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
AA4437/2100 Rev B; AL4437-2000 Rev B; AL4437-2001 Rev C; AL4437-2002 Rev C; AL4437-2003 Rev C; AA4437/2101 Rev B; AA4437/2101 Rev B; AA4437/2102 Rev B; AA4437/2103 Rev B; AA4437/2104 Rev B; AA4437/2105 Rev B; AA4437/2106 Rev B; AA4437/2107 Rev B; AA4437/2110 Rev B; AA4437/2111 Rev B; AA4437/2120 Rev B; AA4437/212 Rev B; AA4437/2130 Rev F; AA4437/2131 Rev B; AA4437/2135 Rev C; AA4437/2136 Rev C; AA4437/2140 Rev B; AA4437/2145 Rev B; AA4437/2146 Rev B; AA4437/2147 Rev B; AA4437/2156 Rev B; AA4437/2157 Rev B; AA4437/2159 Rev B; AA4437/2160 Rev B; AA4437/2161 Rev B; AA4437/2162 Rev B;

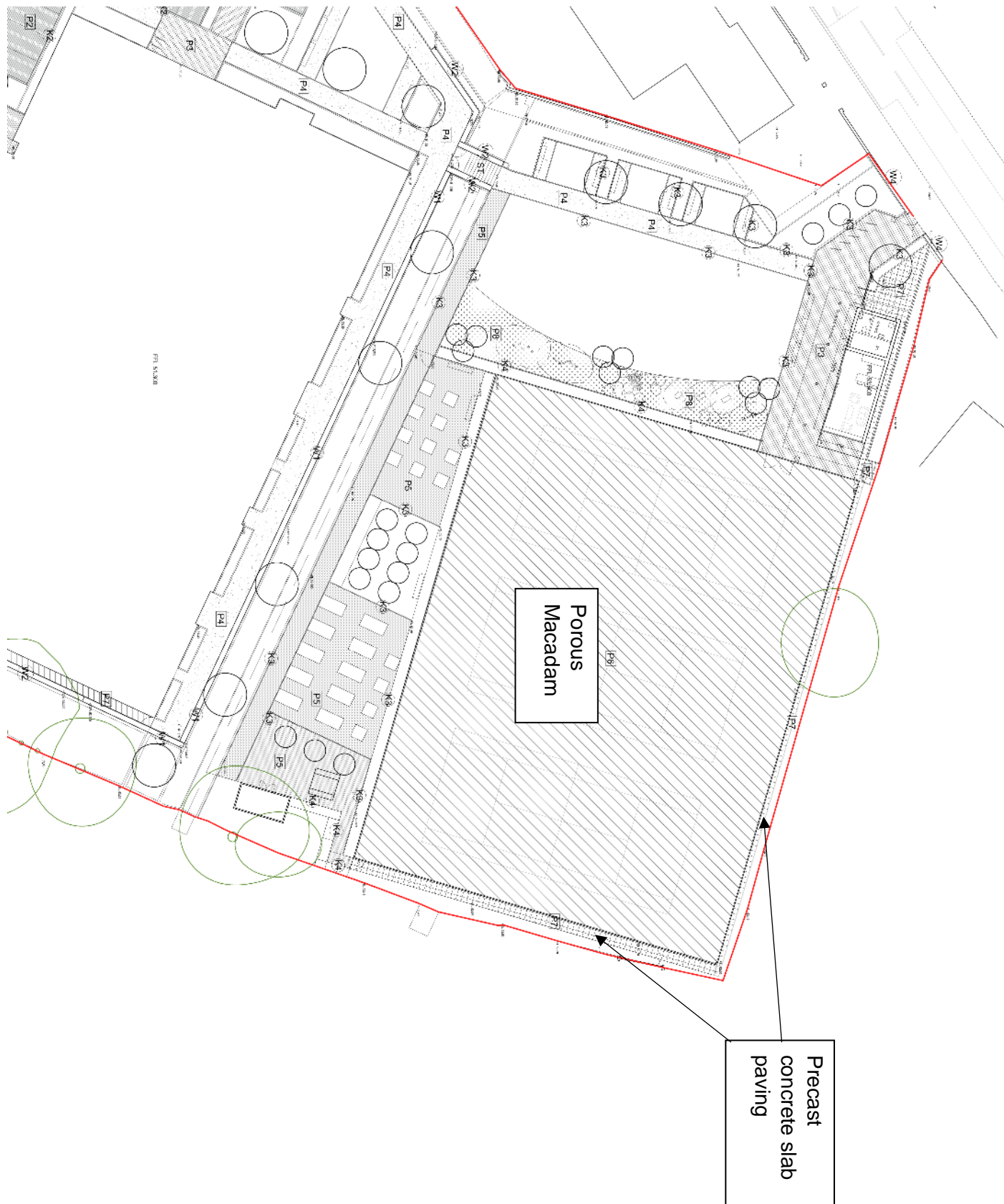
Appendix Two: Approved Tree Removal Plan excerpt

(Drawing AL4437-2000 REV B)



Appendix Three: Approved Hard landscaping Plan excerpt

(Drawing AL4437-2001 REV C)



Appendix Four: Approved Site Layout excerpt

(Drawing AA4437/2130 Rev F)



Appendix Five: Approved Boundary Treatment Plan excerpt

(Drawing AL4437-2003 REV C)

