

Application ref: 2018/0227/P  
Contact: Gavin Sexton  
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Date: 3 April 2018

**Development Management**  
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Mr Ivan Christmas  
33-35 Jamestown Road  
London  
NW1 7DB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Site formerly known as "Site Bounded by Chester Road Balmore Street and Raydon Street"**  
**London**  
**N19 5BU**

Proposal:

Details of hard & soft landscaping and highway works as required by conditions 4 and 39 respectively of planning permission ref 2010/5478/P (dated 11/03/2011) for the erection of 4 storey buildings (plus basement level) to provide 53 residential units, retail and non-residential uses following demolition of buildings at 58-86 Chester Road and 41-71 Balmore Street.

Drawing Nos: Green/brown roofs landscape planting plan CLDL/2212/005; Setting out 'as built drawing' Rev G (28.08/13) by Ireland Albrecht; 'As built' footway & tree locations rev B (July 2014).

Informative(s):

- 1 Condition 4 requires details of hard and soft landscaping including tree/plant species and sizes, all hard landscape materials, play structures, and means of enclosure of all unbuilt, open areas, including details on accessibility (ramps, level access etc).

A broad range of plants and plant types have been proposed which are considered

to enhance the biodiversity of the site. The site is accessible from Balmore Street and the new link to the east of the site is step free. The development has been completed and is largely occupied. A site visit has confirmed that the landscaping is suitable for the site.

Condition 39 requires confirmation that the highways works required by the Council, including repaving the footways adjacent to the development, street tree planting and changes to the intersection of Raydon Street and Chester Road have been secured or that arrangements have been made to have them secured. The applicant has provided details of the works, which are largely or entirely complete.

The details submitted pursuant to both conditions are acceptable and meet the requirements of the policies which applied at the time of granting permission: CS11, CS14 and CS15 of the Local Development Framework (LDF) Core Strategy and policies DP17, DP21 and DP24 of the LDF Development Policies.

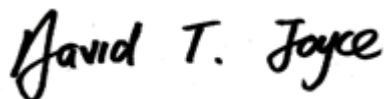
- 2 You are advised that all conditions relating to the original permission which require details to be submitted for approval have been discharged.

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

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