

Application ref: 2016/3939/P
Contact: David Peres Da Costa
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Date: 24 April 2018

Development Management
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Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Arthur West House
79 Fitzjohn's Avenue
London
NW3 6PD

Proposal: Details of hard and soft landscaping required by condition 4 of planning permission 2014/7851/P dated 28/08/15 (for demolition of hostel and erection of 3 - 6 storey building plus excavation of 2 storey basement to provide 33 self-contained wheelchair accessible flats for the care & well-being of older people including communal garden and associated landscaping).

Drawing Nos: 276/6223x; 276/6354d; 276/6360c; 276/6362b; 276/6364a; 276/6365a; 276/6366; 276/6367; 276/6368; 276/4201b; LL489-400-0003 Rev 1; LL489-400-0011 Rev 1; LL489-400-0014 Rev 1; LL489-400-0021 Rev 1; LL489-400-0031 Rev 1; LL489-400-0041 Rev 1; LL489-400-0051 Rev 1; LL489-400-0061 Rev 1; LL489-400-0065 Rev 1; LL489-400-0071 Rev 1; LL489-400-0081 Rev 1; LL489-400-0101 Rev 1; LL489-400-0102 Rev 1; LL489-400-0103 Rev 1; LL489-400-0104 Rev 1; LL489-400-0105 Rev 1; LL489-400-0106 Rev 1; LL489-400-0107 Rev 1; LL489-400-0108 Rev 1; LL489-400-0109 Rev 1; LL489-400-0110 Rev 1; Landscape Management Plan prepared by Pegasus Life dated 18 March 2016; Landscape Design Risk Assessment prepared by Camlins; Proposed Working Method Statement - Garden Wall Works dated 4/11/15; Hard and Soft Landscape External Works Full Specification dated 23/10/2015; Schedule Of External Service Cover Types dated 18 March 2016; Soft Works Schedule - Employers Requirements dated 18 March 2016; LL489-400-0001 Rev 1; LL489-400-0002 Rev 1

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reason for granting approval

Details of the hard and soft landscaping have been submitted including the general arrangement Ground Floor Plan and details of typical boundary conditions. The details have been reviewed by the Council's tree officer. The proposed hard and soft landscaping is considered to be a high quality design and suitable for the site. The proposed tree planting is considered to be an improvement of the previous tree stock and would enhance the character of this part of the conservation area. The landscaping maintenance plan is considered sufficient to demonstrate the planting would be adequately maintained and therefore sustainable. The tree officer has recommended that the condition 4 is discharged.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

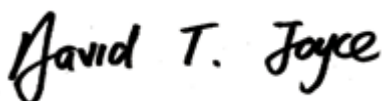
2 You are advised that details have been submitted to discharge condition 7 (green roof) of planning permission granted on 28/08/15 ref: 2014/7851/P and this is awaiting determination.

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

