

Application ref: 2018/1987/P
Contact: Laura Hazelton
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Date: 6 July 2018

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Anna Gargan
Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Site at Hawley Wharf Land bounded by Chalk Farm Road Castlehaven Road
Hawley Road Kentish Town Road and Regents Canal
London
NW1 8RP**

Proposal:

Details of hard and soft landscaping as required by condition 41 of planning permission ref: 2012/4628/P (dated 23/01/2013) for mixed use redevelopment of the site.

Drawing Nos: D2456 L.200 rev.P1, D2456 L.201 rev.P1, D2456 L.202 rev.P2, D2456 L.203 rev.P1, D2456 L.204 rev.P1, D2456 L.205 rev.P2, D2456 L.206 rev.P1, D2456 L.207 rev.P1, D2456 L.208 rev.P2, D2456 L.209 rev.P2, D2456 L.210 rev.P2, D2456 L.211 rev.P1, D2456 L.500 rev.P1, D2456 L.300 rev.P1, D2456 L.301 rev.P2, D2456 L.302 rev.P1, D2456 L.303 rev.P1, D2456 L.467 rev.P1, D2456 L.501 rev.P1, D2456 L.400 rev.P1, D2456 L.401 rev.P1, D2456 L.411 rev.P1, D2456 L.412 rev.P1, D2456 L.413 rev.P1, D2456 L.414 rev.P1, D2456 L.421 rev.P1, D2456 L.422 rev.P1, D2456 L.423 rev.P1, D2456 L.431 rev.P1, D2456 L.432 rev.P1, D2456 L.433 rev.P1, D2456 L.434 rev.P1, D2456 L.441 rev.P1, D2456 L.442 rev.P1, D2456 L.443 rev.P1, D2456 L.444 rev.P1, D2456 L.451 rev.P1, D2456 L.452 rev.P1, D2456 L.453 rev.P1, D2456 L.454 rev.P1, D2456 L.461 rev.P1, D2456 L.462 rev.P1, D2456 L.463 rev.P1, D2456 L.464 rev.P1, D2456 L.465 rev.P1, D2456 L.466 rev.P1, D2456 L.220 rev.P1, D2456 L.221 rev.P1, D2456 L.222 rev.P1, D2456 L.223 rev.P1, D2456 L.224 rev.P1, D2456 L.225 rev.P1, D2456 L.226 rev.P1, D2456 L.320 rev.P1, D2456 L.321 rev.P1, D2456 L.322 rev.P1, D2456 L.323 rev.P1, D2456 L.324 rev.P1, D2456 L.471 rev.P1, D2456 L.472 rev.P1, D2456 L.473

rev.P1, D2456 L.474 rev.P1, D2456 L.475 rev.P1, D2456 L.481 rev.P1, D2456 L.482
rev.P1, D2456 L.483 rev.P1, D2456 L.491 rev.P1, D2456 L.492 rev.P1, D2456 L.600
rev.P1, D2456 L.601 rev.P1, D2456 L.602 rev.P1, D2456 L.603 rev.P1, D2456 L.604
rev.P1, D2456 L.605 rev.P1, D2456 L.606 rev.P1, D2456 L.607 rev.P1, D2456 L.608
rev.P1, D2456 L.609 rev.P1, D2456 L.610 rev.P1, Discharge of planning condition 41
document ref: D2456 R.006, Regent's Canal Towpath Landscape Maintenance and
Management Plan ref: D2456 LM.004 rev P1, and Landscape Maintenance and
Management Plan ref: D2456 LM.001 rev P1.

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

Condition(s) and Reason(s):

Informative(s):

1 Reason for granting permission-

The submitted details are considered sufficient to demonstrate that the hard and soft landscaping is of high quality design, suitable for the site and will enhance the biodiversity of the area. A broad range of plant types and species are proposed across the site. The use of soil cells in tree pits will maximise available rooting area which will aid the establishment of new trees and result in higher quality trees in the long term than if soil cells were not used. The landscape maintenance and management plan is considered detailed and fit for purpose to ensure successful establishment of trees and planting.

The Canal and River Trust queried the appropriateness of the proposed planting within the recesses between the wall buttresses, the proposed planting species, measures to prevent tree root damage and the planting in front of the residential buildings. The applicant has confirmed that the landscape design incorporates both native and non-native species. Given the site's urbanised surroundings it is considered that in addition to the planting of native species, the non-native species to be planted would also be of benefit to biodiversity and contribute to enhancing the ecological value of the Site. Proposed trees will be planted in raised planters with root barriers to prevent roots spreading beneath the towpath. All new underground services have been designed to avoid encroaching the tree pit where possible, those running through will be wrapped in root barrier.

As such, the submitted details are considered sufficient to discharge condition 41 and would be in accordance with Policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

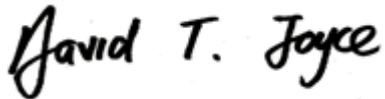
2 You are advised that the following conditions relating to planning permission ref: 2012/4628/P granted on 23/01/2013 still need to be discharged: 10, 14 (e), 21, 24, 29, 50, 51, and 55.

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