

Application ref: 2018/1986/P
Contact: Laura Hazelton
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Date: 9 July 2018

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Anna Gargan
Gerald Eve LLP
72 Welbeck Street
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

39-45 Kentish Town Road
London
NW1

Proposal: Details of landscaping, Kentish Town Road access and Lighting/CCTV as required by conditions 18(a), 19 and 20 of planning permission ref: 2015/1937/P dated 29/09/2015 (for the erection of 6 storey building with flexi employment/gym at ground floor and 24 flats above).

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
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GF-DR-1001 rev 01, CLV-6000-E-ZZ-GF-DR-1002 rev 01, CLV-6000-T-ZZ-ZZ-DR-9000
rev 00, Discharge of planning condition 41 document ref: D2456 R.006.

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

Informative(s):

1 Reason for granting permission-

The submitted details of the CCTV and lighting strategy have been reviewed by the Council's Designing out Crime Officer and the Canal and River Trust (CRT). Following the receipt of additional information relating to the design, appearance, location and technical specifications of the CCTV and lighting, the proposed measures are considered sufficient to protect the amenity of occupiers from possible instances of crime, fear of crime and anti-social behaviour.

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.

Although CRT expressed concerns regarding the arrangement of the stair handrail to the steps linking Kentish Town Road to the canal tow path, the applicant has confirmed that this arrangement has been developed in consultation with an Accessibility Consultant and Building Control Officers. The arrangement of the steps and seating area has been agreed to provide the most flexibility and inclusivity, given the very constrained location. The central handrail will allow use by both left and right hand users, whilst moving it to the side (as suggested by CRT) would compromise this flexibility, and create a barrier preventing access to the tiered seating. Given that there would be step free access in the close vicinity, the proposed arrangement is considered acceptable.

No objections have been received prior to the determination of this application. The planning history of the site has been taken into account.

As such, the submitted details are sufficient to discharge conditions 18a, 19 and 20 and are in accordance with policies CS5, CS11, CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17, DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies.

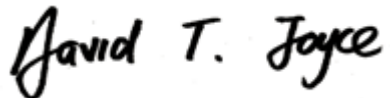
2 You are reminded that condition 23 (land remediation measures) of planning permission granted on 29/09/2015 (ref: 2015/1937/P) is outstanding and requires details to be submitted and approved.

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