
From: David Chalmers [REDACTED]
Sent: 18 May 2018 14:46
To: Litherland, Jenna
Cc: Limbrick, Richard
Subject: RE: Centric Close - Conditions
Attachments: ExA_1643_PL_102 LANDSCAPE GENERAL ARRANGEMENT PLAN - LEVEL 04 AND LEVEL 06.pdf; ExA_1643_PL_201 LANDSCAPE PLANTING PLAN GROUND FLOOR.pdf; ExA_1643_PL_477 PLAY EQUIPMENT 04-06.pdf; ExA_1643_PL_550 TYPICAL TREE PIT IN SOFT LANDSCAPE.pdf; ExA_1643_PL_551 TYPICAL TREE PIT IN HARD LANDSCAPE.pdf; ExA_1643_PL_101 LANDSCAPE GENERAL ARRANGEMENT PLAN GROUND FLOOR.PDF

Hi Jenna,

In response to comments below please find attached revised landscape plans, including:

- Landscape general arrangement plan ground floor
- Landscape general arrangement plan level 04 & 06
- Landscape planting plan – ground floor
- Typical tree pit in soft landscape
- Typical tree pit in hard landscape

The landscape strip along the western boundary has been increased which will provide sufficient room for the trees proposed and is more in line with the approved planning drawings.

In terms of playspace the roof top area on block B will provide play for 0-5 years and also attached is the plan depicting the proposed equipment to be used. In terms of access the entire development is designed as tenure blind and accordingly all residents will be provided access to this area. Given the constrained nature of the site there is not an opportunity to provide play at ground floor level and this is not something that was ever entertained during the application. In support see below relevant extract from Councils CR:

Achieving this full quantum can be challenging, particularly on sites within densely built up parts of the borough like this. The proposal would provide 127sqm of private children's playspace which exceeds that required under CPG6 and is considered to be acceptable providing a good quality space for the occupiers of the development. The proposal does not, however, include any public useable onsite open space. As the site is located in an area currently deficient in access to public space (in both the LDF, and more recent Open Space Study) a financial contribution is required toward provision, maintenance and improvement of open space. In accordance with the methodologies set out in CPG8 Planning Obligations a public open space contribution of £101,338 would be required for this development for the creation/improvement of open space within the surrounding area. This would be secured by S106 legal agreement.

It's worthwhile to reiterate that the site is within close proximity to many key outdoor spaces (approx. 500m) including Primrose Hill and Regents Park which provide significant public play areas.

I trust the above is acceptable and will enable the Condition to be signed off.

Any further updates on the sustainability Conditions ?

David

From: Litherland, Jenna [mailto:Jenna.Litherland@camden.gov.uk]
Sent: 03 May 2018 13:49

To: David Chalmers
Cc: Limbrick, Richard
Subject: RE: Centric Close - Conditions

Hi David,

Sorry for the delay in getting back to you. Here is an update on each of the conditions.

Approval of detail application reference: 2018/0701/P

Condition 4 (Basement Construction Works) – The details submitted are satisfactory. This approval packaged within the same submission as condition 18 (mechanical ventilation) therefore this cannot be formally discharged until we are satisfied with the details in respect of both conditions.

Condition 18 (Mechanical Ventilation) – Our Sustainability Officer is currently considering the additional information you provided. I have asked him to advise when we can expect a response and will update you in due course.

Approval of detail application reference: 2018/0486/P

Condition 6 (landscaping) – The landscaping proposes a large amount of hard surfacing. It is considered that the bed that runs along the western boundary wall should be made wider to increase the ratio of soft landscaping to hard without adversely affecting the usage of the adjacent space. In addition, trees are proposed to be planted along this boundary in some places less than 600mm from the boundary wall which is not considered to give the trees sufficient space to reach maturity and is therefore not sustainable. It is noted that the width of this bed has been significantly pulled back in comparison to the approved ground floor plan submitted with application ref. 2016/6891/P.

No details have been included regarding the species and sizes of the planting, which are required, as are tree pit sections.

The conditions requires '*details of exploring and providing the potential for shared play space across tenures*'. Therefore we need a narrative of how this has been explored and more detailed design of the play space. From the plans it does not look as though a cross tenure play space has been proposed. Is it not possible to provide some play space at ground level which would be accessible to all. Can you please also provide some further details in respect of the play equipment either specifications or cross sections through the play spaces.

Condition 8 (Green roof) – The green roof details are considered acceptable, and will be discharged once the landscaping matters are resolved.

Approval of detail application reference: 2017/6325/P

Condition 16 (PVs) – Awaiting further comments from the Sustainability Officer.

Condition 17 (CPH) - Awaiting further comments from the Sustainability Officer.

Please provide the additional information requested above in respect of landscaping and play space. I will feed back the Sustainability Officers comments as soon as possible.

Many thanks, Jenna

Jenna Litherland
Principal Planner

Telephone: 020 7974 3070

From: David Chalmers [REDACTED]
Sent: 02 May 2018 11:08
To: Litherland, Jenna <Jenna.Litherland@camden.gov.uk>
Cc: Limbrick, Richard <Richard.Limbrick@camden.gov.uk>
Subject: RE: Centric Close - Conditions

Jenna,

Any updates on the below ?

Thanks

From: David Chalmers
Sent: 23 April 2018 11:11
To: 'Litherland, Jenna'
Cc: Limbrick, Richard
Subject: Centric Close - Conditions

Hi Jenna,

Hope you had an enjoyable weekend.

I have an internal project review meeting tomorrow and I would like to be able to provide an update regarding the outstanding Conditions at Centric Close. Are you able to advise on the following:

- � . Condition 4 (Basement Construction Works): This should be relatively straight forward and I believe it could be signed off at officer level. Is there any concern from your end with the appointment of Structa to monitor the basement works ?
- � . Condition 6 + 8 (Landscape / Living roofs): Received no feedback on either Condition (formally lodged in January)
- � . Condition 16 + 17 + 18 (PV Panels / CHP / Mechanical Ventilation): I provided a detailed response to Councils concerns on 16/04 – have you received anything further on this ?

thanks

David Chalmers
Principal Planner

[REDACTED]

This email and any files transmitted within are confidential, may be privileged, and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient please delete this email and advise the Sender without retaining, copying, disclosing, or distributing any part. The contents are not to be construed as being representative of the views, opinions, policies or procedures of the company.

Note that we intercept and monitor e-mail traffic and you should neither expect nor intend any e-mail content to be private in nature. We have checked this e-mail for viruses and other harmful components but do not guarantee it to be virus-free on leaving our computer system. You should satisfy yourself that the content is free from harmful components, as we do not accept responsibility for any loss or damage it may cause to your computer systems.

Fairview New Homes Limited, 50 Lancaster Road, Enfield, Middlesex, EN2 0BY.
Company Registration Number 4081723 (CARDIFF).

This message has been scanned for malware by SurfControl plc. www.surfcontrol.com

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

Click [here](#) to report this email as spam.