

Application ref: 2018/0486/P  
Contact: Jenna Litherland  
Tel: 020 7974 3070  
Date: 13 September 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Mr David Chalmers  
50 Lancaster Road  
Enfield  
London  
EN20BY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**1-6 Centric Close  
LONDON  
NW1 7EP**

Proposal: Details of landscaping required by condition 6 and living roofs required by condition 8 of planning permission 2016/6891/P granted 29/09/2017 for (Demolition of existing buildings (Class B1(c) & B8) and the erection of a part 4, part 5, part 6 and part 7 storey building comprising 1,219 sqm of commercial floorspace (Use Class B1) at basement and ground floor levels and 76 residential units (28 x 1-bed; 35 x 2-bed and 13 x 3-bed) (Class C3) including disabled car parking, landscaped courtyard and communal amenity areas.)

Drawing Nos: EXA\_1643\_PL\_551, EXA\_1643\_PL\_550, EXA\_1643\_PL\_477, EXA\_1643\_PL\_201-C, EXA\_1643\_PL\_102-C, EXA\_1643\_PL\_101-C, EXA\_1643\_PL\_554, EXA\_1643\_PL\_205, EXA\_1643\_PL\_202-A, EXA\_1643\_PL\_555, EXA\_1643\_PL\_206, EXA\_1730\_PL\_556, Landscape Management Plan (revision A) by Exterior Architecture Ltd dated October 2017, Sedum and living roof maintenance specification by EXA dated 26.01.2018, Email from Fairview New Homes Ltd dated 18 May 2018.

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

Informatives:

1 Reason for granting permission:

Revisions have been sought during the course of the application in respect of landscaping details. The planters at ground floor level have been widened to ensure adequate planting area for trees. Full details of the tree planting pits

have also been provided. The proposed planting is considered appropriate and a maintenance plan has been provided to ensure its long term success.

The landscaping conditions specifically request the exploration and provision of potential shared play space across all housing tenures. Two main play area as proposed at levels 4 and 6 of block B and would be accessible to all tenures. The development is designed as tenure blind so as not to differentiate between the blocks. Given the constrained nature of the site, meaning that it is not possible to provide play space at ground level, this is considered to be an appropriate proposal.

Full details of and maintenance arrangements for the green roofs have also been provided. A sedum roof is proposed over block A and the areas of roof at block B which are not used for play space would be a living roof with mounded areas, a variety of plants and log piles creating habitats for fauna. All details have been agreed by the Tree and Landscaping Officer.

The proposal planting, landscaping and green roofs would ensure the development is high quality in terms of visual amenity and will improve the biodiversity value of the site. As such, the details accord with policies A5 and D1 of the Camden Local Plan 2017.

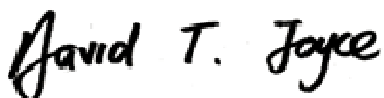
- 2 You are reminded that conditions: 3 (detailed drawings and materials), 4 (basement construction), 10b (contaminated land), 12 (Refuse and recycling), 18 (mechanical ventilation) and 21 (SUDS) of planning permission granted on 29 September 2017 reference: 2016/6891/P are outstanding and require details to be submitted and/ or 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



David Joyce  
Director of Regeneration and Planning