

Application ref: 2018/3248/P
Contact: Jonathan McClue
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Date: 12 February 2019

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Tasou Associates Limited
4 Amwell Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1-11A Swain's Lane &
109-110 Highgate West Hill
London
N6 6QX**

Proposal:

Details of landscaping to discharge Condition 6 of planning permission ref 2013/6674/P dated 06/08/2014 (as varied by 2016/6010/P, 2017/0529/P and 2017/6643/P) for: the erection of two part 2/part 3 storey mixed use buildings.

Drawing Nos: Five year landscape maintenance plan dated 22/11/2018; TPSL 2018; Planting Proposals dated July 2018, October 2018 and Revised November 2018; Planting Schedule revised 31/10/2018; Landscape - notes for planners revised 31/10/2018; soft landscape implementation dated 31/07/2018; penthouse planting proposals July 2018; ARRENTO, Silver (SV) Paving; Sawn Granite Setts by Marshalls; EW-100 Rev D; EW-101 Rev B; EW-102 Rev B; EW-104 Rev B; EW-105 Rev B; EW-106 Rev B; EW-107 Rev B; EW-108 Rev B; EW-109 Rev B; EW-110 Rev B.

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

Informative(s):

- 1 Reasons for approving the details.

This application discharges condition 6, requiring details of hard and soft landscaping. The order of the planning conditions has been varied by minor-

material amendments, including 2016/6010/P, 2017/0529/P and 2017/6643/P.

The submitted details are comprehensive, including full details of paving, mature trees, gates, walls and planting throughout the scheme. They were revised during the application to incorporate suitable mature trees and the species mix within the development, as well as improved maintenance details.

The Council's Conservation Officer reviewed the details and confirmed that they would maintain the quality of the scheme as well as preserve the character and appearance of the conservation area.

The Council's Tree and Landscaping Officer confirmed that the hard and soft landscaping is considered to be suitable for the site and to be of a good quality design. The planting would enhance the biodiversity of the site and the maintenance plan demonstrates the scheme will be sustainable.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Two comments were received from the Dartmouth Park CAAC, with the later comments superseding the initial ones. The comments suggest that the boundary wall between the buildings be raised, this was honoured by the applicant in their amendments. Other comments have been duly considered by officers and the applicant. An objection was received from Church Walk Limited, who own the private highway that adjoins the site. Their objections were related to civil matters and not material planning considerations. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policy D1 of the Camden Local Plan 2017, and would maintain a high standard of visual amenity in the scheme and surrounding area.

- 2 The following conditions of planning permission ref 2013/6674/P dated 06/08/2014 (as varied by 2016/6010/P, 2017/0529/P and 2017/6643/P) are outstanding and require details to be submitted and approved: 2 (b, part d (ground floor timber screens), 5 (partial), 8, 13, 15 and 19.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning