

Application ref: 2016/2966/P
Contact: Seonaid Carr
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Date: 3 December 2019

Development Management
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Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Regent's Park Estate
Robert Street
London
NW1

Proposal: Details of tree schedule and hard and soft landscaping as required by conditions 7 and 15 of planning permission 2015/3076/P dated 09/12/2015 (for a two-phased mixed use development to provide 116 residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots) in association with High Speed 2 proposals.

Drawing Nos: LOV20033-11_G, LOV20033-12_G, LOV20034-11_F, LOV20034-14_D, LOV20036-11_E, LOV20036-12_G, LOV20037-11_D, LOV20037-12_G, LOV20038-11_C, LOV20038-12_E, LOV20034-11_F, LOV20039-11_F Sheet 1 of 2, LOV20039-11_F Sheet 2 of 2, LOV20039-12_C, LOV20688-11-11C(Site 1), LOV20688-11-12D(Site 1), LOV20688-12C(Site 2), LOV20688-13B(Site 3), LOV20688-13B(Site 3) Short Term, LOV20035-11F sheet 1 of 2, LOV20035-11F sheet 2 of 2, LOV20035-12E sheet 1 of 2, LOV20035-12E sheet 2 of 2, NRO109, NRO110, NRO304, NRO820, NRO827, Kerb Conservation 145x255, KSW90040-0902, 4.24195 Sheeps, LOV20032-11G sheet 1 of 3, LOV20032-11G sheet 1 of 3, LOV20032-11G sheet 2 of 3, LOV20032-11G sheet 3 of 3, LOV20032-12I sheet 1 of 2, LOV20032-12I sheet 2 of 2, LOV20032 Rev A, COGH Planting Schedule A, DCH Albany Street Planting Schedule A, DCH Planting Schedule A, NL Planting Schedule A, ROBS Plant Schedule A, ROBS Planting Schedule A, SBM Planting Schedule A, Tarns Long Term Planting Schedule A, Tarns Short Term Planting Schedule A, TVP Planting Schedule A, VARS Planting

Schedule A and Landscape Management and Maintenance Plan by ACD Environmental dated 13 August 2019.

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

Informatives:

1

Condition 7 required the submission of a tree schedule to include details of replacement tree planting including replanting specials, position, date, size and details of when trees shall be replanted. The applicant has provided such a schedule which has been reviewed by the Council's tree officer and considered to be sufficient to ensure the development would achieve a high quality of landscaping to contribute to the visual amenity and character of the area.

Condition 15 required the submission of all hard and soft landscaping across the development site. The applicant has provided detailed plans of all of the areas of landscaping together with a management and maintenance plan. The details are considered sufficient for the requirements of condition 15 and would ensure a high quality of landscaping. The details have been reviewed by the Green Space officer and considered appropriate. Therefore the requirements of condition 15 have been met.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and surrounding conservation area.

As such, the proposed details are in general accordance with policy CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy and DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 Conditions 40 and 44 of planning permission 2015/3076/P dated 09/12/2015 remain outstanding and are currently under consideration by the Council.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer