

Planning Condition 6

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 & CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

The Contractor provides drawings in relation to the areas of West Hampstead Overground Station which is to be landscaped.

- 10 No. new multi stem *Betula Utilis* (birch) trees have been installed in location as per drawing reference LSWH-EN31-EAR-DMI-BCK-00051, titled "Detailed Landscape Planting Scheme".
- Wildflower grassland EM2 (standard general purpose meadow mixture) is due to be sown once external temperatures rise sufficiently for sowing.

Buckingham Group Contracting Ltd. determines the above installations will ensure a high quality of visual amenity will be provided and thus believe this condition is fit for discharging.