

**Our ref:** Q40228  
**Your ref:** 2020/4177/P  
**Email:** [Becky.smith@quod.com](mailto:Becky.smith@quod.com)  
**Date:** 19<sup>th</sup> October 2020



Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
For the attention of David Peres Da Costa  
By Email

Dear David,

### **Application to discharge 2014/6697/P (as amended) Condition 13 (Landscape Design)- Additional Information for 2020/4177/P**

An application to discharge Condition 13 (Landscape Design) of planning permission 2014/6697/P approved on 31st March 2015 (as amended by 2016/2651/P and 2017/4471/P) submitted on behalf of the London Borough of Camden (the 'Applicant') was submitted on Monday 14<sup>th</sup> 11<sup>th</sup> 2020.

Following the submission and internal consultation, a series of questions have been issued on 12<sup>th</sup> October 2020 which this letter seeks to address.

#### **Soft Landscaping**

The Greenspaces team raised a concern that the exact location of plants were not provided in the submission. I can confirm that the locations of the plants are in fact shown on the below plans:

- 116\_L\_150 Rev F04
- TM-445- LA-02 (Sheet 1)
- TM-445-LA-03 (Sheet 2)
- TM-445-LA-04 (Sheet 4)
- TM-445-LA-05 (Sheet 5)
- TM-445-LA-06 (Sheet 6)
- TM-445-LA-07 (Sheet 7)
- TM-445-LA-08 (Sheet 8)
- TM-445-LA-09 (Sheet 9)
- TM-445-LA-10 (Sheet 10)

I trust this is sufficient but we would be happy to liaise directly with the Greenspaces Team should they wish to discuss this matter further.

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A question was also raised in relation to the strong recommendation from the Greenspaces team that upon implementation there will be improvements made to the current topsoil. In response to this comment, the Applicant has further consulted with Turkington Martin (landscape architects) to challenge them as to whether new topsoil needs to be brought on site. They have once again confirmed that there does not need to be new topsoil on site, as set out in the Landscape Supporting Statement submitted in support of the application to discharge condition 13. It is considered that the unnecessary provision of new topsoil would be at odds with the Council's sustainability objectives in terms of traffic movements and efficient use of natural resources. Accordingly, the Applicant has reaffirmed their conclusion that new topsoil will not be provided on site, given the adequate quality of the existing soil.

The Greenspaces team further identified the omission on the landscape management plan. Please accept our apologies for this and see the enclosed 'Management and Maintenance Plan'.

### **Hard Standing**

The Greenspaces team raised concerns about the significant amount of hard standing around the entrance at Lambie Street and the use of existing site drainage to manage surface water. The perceived 'missed opportunity' to deliver a rain garden or similar is also raised. In the provision of information required to satisfy the Condition 13 wording, the position is held that there is not a requirement in the condition to deliver a rain garden or similar at the entrance to Kiln Place. The existing drainage is sufficient to manage surface water and therefore no additional measures are proposed. Further, at the request of the resident, two of the existing planters from the site have been moved to the front entrance of Kiln Place at Lambie Street.

The Greenspaces team requested that due consideration is given to the maintenance of permeable surfaces. Please see the enclosed Brett Landscaping maintenance guide for domestic paving. The maintenance of the paving will be an ongoing process that London Borough of Camden will need to undertake as part of the estate periodical maintenance regime. The block paving, both permeable and non-permeable, does not support plant growth however it is inevitable that this will occur in the cracks due to the wind dispersing seeds etc through the air from the surrounding vegetation. Unfortunately, there is no design solution to this other than routine maintenance being undertaken, which also applies to the rest of the site as it exists currently.

Comments have also been made in relation to the bin store area at the entrance at Lambie Street. As you are aware, the entrance of the bin store has been discussed at length with Camden Officers and was considered and approved through a separate application.

### **Play Equipment**

It is confirmed that the play equipment has been installed. This has been done in accordance with the documents submitted, as per the below.



- 6/29560 Issue 9
- 6/29560 Issue 8
- Wicksteed final plans Aug'16

Photos:

- WP\_20170703\_09\_46\_04
- WP\_20170703\_09\_45\_26
- WP\_20170703\_09\_45\_23

I trust that this information is helpful but do not hesitate to contact me should you require anything further.

Yours sincerely

A handwritten signature in black ink that reads "Becky Smith".

Becky Smith  
Planner

enc. Management and Maintenance Plan  
Brett Landscaping maintenance guide