

Application ref: 2020/4177/P  
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Date: 6 November 2020

**Development Management**  
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Quod  
Ingeni Building  
17 Broadwick Street  
London  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

#### **Land at Kiln Place**

**(Blocks 1-64 65-80 81-96 97-104 105-116 117-164; entrance ways into 81-96; land between 81-96 and 117-164; land between Kiln Place and Meru Close; land to east of Kiln Place and playground between blocks 65-80 and 81-96)  
London**

Proposal:

Details of hard and soft landscaping required by condition 13 of planning permission 2014/6697/P dated 31/03/15 (as amended by 2016/2651/P) (for development of 15 residential units on 6 sites across Kiln Place estate, following demolition of foyer entrances and refuse storage area for blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place along with provision of new pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of playground & landscaping, and other associated works).

Drawing Nos: 116\_L\_150 Rev F05; 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); 6/29560 Issue 9 Kiln Place Play Area; 57193-10-04 Rev 1; 116\_D\_572 Rev F03; 116\_E\_15 Rev E; 116\_E\_03 Rev C; 116\_S\_01 Rev D; Landscape

Supporting Statement prepared by Quod; Playground Supporting Statement; Tree Schedule prepared by Tree Aware; O&M Manual for Fencing prepared by Perimeter Solutions Brett Alpha Flow Data Sheet; Brett Alpha Data Sheet; Management and Maintenance Plan

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

Informative(s):

1 Reason for granting permission

The block paving throughout the estate and to the front and rear courtyards would utilise the same paving block, with the only difference being blocks that are either permeable or impervious, and the associated colour (brindle colour and charcoal colour respectively). New high quality semi-mature trees would be planted across the estate to soften the new development and improve the green outlook. Sectional drawings of the tree pits, have been provided which show the available rooting area would be maximised through the use of soil/root cells.

The improved playground has been extended and would make more use of all available space within the playground boundary. The addition of adventure equipment to the periphery of the playground would attract children to move creatively throughout the space. The sandpit has been removed and replaced with "Kima", a large piece of play equipment. This would enhance the play provision. The addition of two benches in the extended area of the playground would provide rest space as well as enhanced space for adult supervision.

The details have been reviewed by the Council's Tree officer and the Open Space Greenspaces team. The landscaping details are considered to be suitable for the site. The 3 year maintenance plan for the trees is considered sufficient to demonstrate the planting will be adequately maintained.

The full impact of the proposed development has already been assessed. The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance policies CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission 2014/6697/P granted 31/3/2015 (as amended by 2016/2651/P dated 10/3/17 and 2017/4471/P dated 04/06/2018) which need details to be submitted, have been approved.

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

A handwritten signature in black ink, appearing to read 'DP', is centered within a light gray rectangular box.

Daniel Pope  
Director of Economy, Regeneration and Investment