

Our ref: Q40228
Email: Becky.smith@quod.com
Date: 23 June 2021



Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

For the attention of David Peres Da Costa
By Email

Dear David,

Application to discharge Condition 13 (Landscaping) of planning permission ref. 2014/6697/P (as amended by 2016/2651/P, 2017/4471/P and 2019/4473/P)

Please find enclosed an application to partially re-discharge Condition 13 (Landscaping) of planning permission 2014/6697/P approved on 31st March 2015 (as amended by 2016/2651/P, 2017/4471/P and 2019/4473/P) (the '**Extant Permission**') submitted on behalf of the London Borough of Camden (the '**Applicant**').

There has been a previous application made to discharge Condition 13 (2020/4177/P), approved 6th November 2020, but this application supersedes part of that application, with further detail provided below.

The information submitted to re-discharge part of Condition 13 addresses updates to the planting proposals previously approved as part of application reference 2019/4473/P.

Condition 13 (Landscaping)

This submission, to discharge part of Condition 13 comprises:

- Completed application form;
- This covering letter;
- Landscape Plan (116_L_150 F11); and
- Planting Plans (as noted in the table below).



The condition requires that:

“No development shall take place on either; a) the development; b) works in connection with the playground; or c) works in connection with the provision of new entrances to 81-96 Kiln Place other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, until full details of hard and soft landscaping and means of enclosure of all un-built, open areas prepared in consultation with the Councils transport department have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved”.

Previously approved 2020/4177/P

In November 2020, Condition 13 was approved (planning application reference 2020/4177/P), pursuant to the Extant Condition, which confirmed the details of the hard and soft landscaping.

The Planting Plans approved through application 2020/4177/P have been updated to reflect the planting proposal for the site. This includes the omission of planting in the private gardens of Units 1.1-1.6 (as per the numbering on the Landscape Plan) due to the impracticality of the maintenance of the planting in private gardens. It also include the removal of the proposed hedging from the west of 81-96 Kiln Place. The use of the open space outside 81-96 Kiln Place by residents will be restricted by the installation of hedging and there is a preference that it is reseeded as a grassed area with the hedging moved to elsewhere on site.

For clarity, the table below details those documents submitted as part of 2020/4177/P which have been superseded by this application, and those which are not.

Topic	Number	Scale	Superseded by this application
O&M Manual for Fencing	n/a	n/a	No
Alpha Flow Data Sheets	n/a	n/a	No
Management and Maintenance Plan	n/a	n/a	No
Landscape Supporting Statement	n/a	n/a	No



Topic	Number	Scale	Superseded by this application
Playground Supporting Statement	n/a	n/a	No
Tree Schedule	n/a	n/a	No
Landscape Plan	116_L_150 Rev F04	1:150 @ A0	116_L_150 Rev F11
Tree Information	57193-10-04 Rev 1	n/a	No
Topography	116_D_572 Rev F03	1:25 @A0	No
	116_E_15 Rev E	1:200 @A3	No
	116_E_03 Rev C	1:200 @A3	No
	116_S_01 Rev D	1:200 @A3	No
Planting Plans	TM-445- LA-02 (Sheet 1)	1:100 @A1	TM-LA02A Planning (Sheet 1) GA
	TM-445-LA-03 (Sheet 2)	1:100 @A1	TM-LA03A Planning (Sheet 2) GA
	TM-445-LA-04 (Sheet 4)	1:100 @A1	TM-LA04B Planning (Sheet 3) GA
	TM-445-LA-05 (Sheet 5)	1:100 @A1	TM-LA05B Planning (Sheet 4) GA
	TM-445-LA-06 (Sheet 6)	1:100 @A1	TM-LA06A Planning (Sheet 5) GA



Topic	Number	Scale	Superseded by this application
	TM-445-LA-07 (Sheet 7)	1:100 @A1	TM-LA07B Planning (Sheet 6) GA
	TM-445-LA-08 (Sheet 8)	1:100 @A1	TM-LA08A Planning (Sheet 7) GA
	TM-445-LA-09 (Sheet 9)	1:100 @A1	TM – LA09B – Plating Schedules
	TM-445-LA-10 (Sheet 10)	1:100 @A1	TM – LA10B – Planting Locations
Playground Plans	6/29560 Issue 9	1:100 @A2	No
	Wicksteed final plans Aug'16	n/a	No
	Photos: WP_20170703_09_46_04 WP_20170703_09_45_26 WP_20170703_09_45_23 WP_20170703_09_47_14	n/a	No
Landscape Plan	Landscape Management Plan	n/a	New document not previously submitted

This application has been submitted via the Planning Portal and the requisite £116 application has been paid.

Next Steps



I trust that the enclosed information is sufficient to enable the application to be promptly registered and validated but please do not hesitate to contact me should you require any additional information at this stage.

Yours sincerely

Becky Smith
Planner

enc. As above
cc. Poppy Carmody-Morgan (Associate, Quod)
Tali Sternfein (Development Manager, London Borough of Camden)