

Application ref: 2021/1688/P
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Quod
8-14 Meard Street
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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 dated 10/03/2017, 2017/4471/P dated 04/06/2018 and 2019/4473/P dated 29/10/2020) (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 F11; TM-445-LA02A; TM-445-LA03A; TM-445-LA04B; TM-445-LA05B; TM-445-LA06A; TM-445-LA07B; TM-445-LA08A; TM-445-LA-09C Planting Schedules; TM-445-LA-10B Planting Locations; Cover letter prepared by Quod dated 23rd June 2021

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

Informative(s):

1 Reasons for granting approval

The application seeks to discharge condition 13.

The landscaping plans approved under application 2020/4177/P have been updated to reflect the planting proposal for the site. This includes the omission of planting to the private gardens of Units 1.1-1.6 due to the impracticality of the maintenance of the planting in private gardens. The proposed hedging would be omitted from the large open space to the west of site 2 (units 2.1 and 2.2). The submission states that the TRA would prefer a larger area of grass in this location for events. The planting would be redistributed elsewhere so there will be no over-all loss of biodiversity value.

The landscape submission has been reviewed by Urban Design and the changes are considered to be acceptable. The details demonstrate that the development would achieve a high quality of landscaping which contributes to the visual amenity and character of the area.

The planning and appeal history of the site has been taken into account when coming to this decision.

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, 2017/4471/P dated 04/06/2018 and 2019/4473/P dated 29/10/2020) 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 2021.

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