

Application ref: 2021/0423/P
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Quod
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land bounded by Grafton Terrace Maitland Park Villas and Maitland Park containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park Villas containing existing Aspen House gymnasium and garages.

Proposal:

Details of hard and soft landscaping required by condition 10 of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2019/4998/P dated 25/09/2020 and 2020/0549/P dated 17/02/2020) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).

Drawing Nos: MPR-TMA-ZZ-GF-GA-L-100001_P07; MPR-TMA-ZZ-GF-SH-L-100002_P06; MPR-TMA-ZZ-GF-GA-L-100003_P06; MPR-TMA-ZZ-GF-GA-L-100004_P07; MPR-TMA-ZZ-GF-GA-L-100005_P04; MPR-TMA-ZZ-GF-GA-L-100006_P05; MPR-TMA-ZZ-GF-GA-L-100007_P04; MPR-TMA-ZZ-GF-SH-L-100008_P04; MPR-TMA-ZZ-GF-GA-L-100009_P04; Landscape Management & Maintenance Plan P04 prepared by Turkington Martin dated 02/08/21; Landscape Specification - tree accessory info; MPR-TMA-ZZ-GF-DT-L-300036_P01; MPR-TMA-ZZ-GF-DT-L-300032_P02; MPR-TMA-ZZ-GF-DT-L-300031_P02; MPR-TMA-ZZ-GF-DT-L-300030_P02; MPR-TMA-GT-GF-SC-L-200043_P03; MPR-TMA-ZZ-GF-DT-L-300001_P02; MPR-TMA-ZZ-GF-DT-L-300002_P02; MPR-TMA-ZZ-GF-DT-L-300003_P02; MPR-TMA-ZZ-GF-DT-L-300004_P02; MPR-TMA-AC-GF-SC-L-200003_P03; MPR-TMA-AV-GF-SC-L-200010_P02; MPR-TMA-AV-GF-SC-L-200014_P02; MPR-TMA-EX-GF-SC-L-200020_P02; MPR-TMA-GT-GF-SC-L-

200040_P03;MPR-TMA-GT-GF-SC-L-200041_P03;MPR-TMA-GT-GF-SC-L-200042_P03;MPR-TMA-ZZ-GF-DT-L-300014_P03;MPR-TMA-ZZ-GF-DT-L-300015_P03;MPR-TMA-ZZ-GF-DT-L-300016_P03;MPR-TMA-ZZ-GF-DT-L-300017_P02;MPR-TMA-ZZ-GF-DT-L-300010_P03;MPR-TMA-ZZ-GF-DT-L-300011_P03;MPR-TMA-ZZ-GF-DT-L-300012_P03;MPR-TMA-ZZ-GF-DT-L-300013_P03;MPR-TMA-ZZ-GF-DT-L-300025_P03;MPR-TMA-ZZ-GF-DT-L-300026_P03;MPR-TMA-ZZ-GF-DT-L-300027_P03;MPR-TMA-ZZ-GF-DT-L-300020_P03;MPR-TMA-ZZ-GF-DT-L-300021_P03;MPR-TMA-ZZ-GF-DT-L-300022_P03;MPR-TMA-ZZ-GF-DT-L-300023_P03;MPR-TMA-ZZ-GF-DT-L-300024_P03;

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

Informative(s):

1 Reason for granting permission

The submission includes details of planting (plan and specification), topsoil, edges kerbs and walls and hard landscaping materials. It also includes a management plan and construction details for the main landscape features as well as tree pit construction and specification. The Council's tree officer, urban design officer and greenspaces team have reviewed the submission and the details are considered acceptable. The submitted details demonstrate that the development would achieve a high quality of landscaping which contributes to the visual amenity and character of the area.

The short stay cycle parking adjacent to Grafton Terrace has been reconfigured to ensure there is sufficient space for cycle access. Full details of the cycle parking will be required to discharge condition 14.

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 with policies D1, A2 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 8 (ground investigation for MUGA), 8 (contaminated land - verification report), 14 (Cycle storage), 17 (balcony design details), 20 (parking management plan), 21 (Home Quality Mark - post completion certificate), 31 (Energy Efficiency and Renewables Plan - post construction review) 35 (acoustic verification report), 36 (Internal noise levels), 37 (Music from TRA Hall), 38 (sound limiter), 40 (Wheelchair accessible units) and 41 (Wheelchair adaptable units) of planning permission granted on 31/3/15 ref: 2014/5840/P as amended by 2015/6696/P and 2019/4998/P are outstanding and require details to be submitted and 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer