

Application ref: 2021/3229/P
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Stephenson House
75 Hampstead Road
London
NW1 2PL

Proposal:

Discharge of conditions 6 (hard and soft landscaping), 26 (biodiversity enhancement features) and 29 (green roof) of 2018/0663/P granted on 02/07/2018 for refurbishment and extensions of existing office building together with 17 residential flats.

Drawing Nos: (17412-TLP-)100-106; 300-308; 310; 311; 320; 321; 322; 330; 331; 340; 341; 360; 361; 400; 410; 420; 430; 440; 460.

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

Informatives:

1 Reasons for approval:

Full details have been submitted to discharge conditions 6, 26 and 29, requiring details of landscaping, biodiversity enhancement features and green roofs. The details include general arrangement drawings for all external areas, landscape conditions document, detailed planting layouts and schedules, architectural elevations, Landscape Management Plan and various

specification documents.

The submitted information includes all the details in accordance with the wording of the condition. Officers consider that the details submitted are sufficient to demonstrate that the details would ensure the development offers biodiversity benefits to incorporate native species and be in keeping with local habitats; incorporate biodiversity enhancement features (including bat and bird boxes) and provide a sufficient green roof.

Comments have been received from the Council's Transport, Landscaping and Nature Conservation Officers, as well as Transport for London. No concerns have been raised and the details are considered acceptable for discharge.

No objections have been received.

As such, the proposed details would ensure the development achieves a high quality of landscaping, realise benefits for biodiversity and the water environment, in accordance with the requirements of policies A2, A3, CC1, CC2, CC3, D1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 parts c (samples of facing materials), 5 (screening), 14 (cycle parking), 21 and 22 (sound insulation), 23 (plant), 28 (solar panels), 31 (mechanical ventilation) and 32B (SuDs) of planning permission 2018/0663/P granted on 02/07/2018 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



Daniel Pope
Chief Planning Officer