

Application ref: 2021/4723/P
Contact: Amy Ly
Tel: 020 7974 8141
Email: Amy.Ly@camden.gov.uk
Date: 18 March 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mr. Gennaro D'Alo
2a St Georges Road
London
NW11 0LR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Light Industrial Estate Redevelopment Site
Liddell Road
London
NW6 1PL

Proposal:

Details pursuant to Condition 18 (Proposed site plan root protection zone and proposed site plan roof protection zone sections) granted under reference 2014/7651/P dated 31/03/15 for Phase 2 of comprehensive, mixed-use redevelopment involving the construction of three new buildings: Block A (5 storeys) to provide 3,700 sqm (GIA) of mixed commercial use (Class B1), Block B (11 storeys) and Block C (5 storeys) to provide 106 mixed tenure residential units (Class C3) and associated public realm landscaping works.

Drawing Nos: 29100/ZZ/3000 P1 WIP; 29100/ZZ/1080 P1 WIP

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

Informative(s):

1 Reason for approval:

This application is to discharge condition 18 - relating to tree protection details. A proposed site plan root protection zone and detailed sections have been submitted which sufficiently provide details of the design of building

foundations and the layout, with dimensions and levels, of service trenches and other excavations on the site in relation to potentials trees affected. The proposed measures include the installation of a vertical barrier to protect tree root zones. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, would be retained and protected from damage in accordance with the approved protection details.

The Council's Tree officer was consulted and confirms that the details submitted are considered sufficient to satisfy the requirements of cond. 18 foundation details in so far as they might affect trees. It is recommended that the details be approved.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the Fortune Green and West Hampstead Neighbourhood plan area or on neighbouring amenity.

The proposed details are in general accordance with policies A2, A3 and D1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (Location of affordable housing), 8 (Cycle parking), 12 (Sample panels), 13 (Details of gates), 17 (Living roofs), 23 (Detailed landscape plan) and 28 (Plant) of planning permission 2014/7651/P dated 31/03/15 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