

Application ref: 2021/5263/P
Contact: Colette Hatton
Tel: 020 7974 5648
Email: Colette.Hatton@camden.gov.uk
Date: 30 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

WSP
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1 A Camden High Street
London
NW1 7JE**

Proposal:

Discharge of condition 24 of planning permission 2017/6058/P relating to planting and landscaping.

Drawing Nos: KOKO_DoC 24 Covering Letter, KOKO - Condition 24 - Landscaping Terrace Planters Species, Bauder Xero Flor XF118 Wild Flower Blanket, Deadwood Loggery - Sycamore, AHA-KKC-GA-103 P Proposed 3F Plan - Condition 24 Hard Soft Landscaping, AHA-KKC-GA-105 I Proposed Roof Plan - Condition 24 Hard Soft Landscaping, AHA-KKC-GA-101 N Proposed 1F Plan - Condition 24 Hard Soft Landscaping.

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

Informative(s):

- 1 The application seeks the discharge of condition 24 of planning permission 2017/6058/P which reads as follows:

Landscape including biodiversity enhancements:

Prior to the commencement of the relevant part of the development, full details of hard and soft landscaping shall be submitted to and approved in writing by

the local planning authority. Such details shall include native planting for biodiversity to enhance local opportunities for wildlife, in line with recommendations in the BREEAM Ecology Report. Further guidance on landscape enhancements for biodiversity is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. Details of the landscaping have been submitted.

The green roof will be biodiverse with a wild flower meadow, incorporating native planting and a deadwood loggery to attract wildlife.

The planting on the terraces at third and fourth floor include Ligustrum Vulgare which will provide year round greenery. The plants will be maintained so they retain an organic appearance rather than pruned to a particular shape.

The information adequately addresses and satisfies the requirements of the condition.

The proposed works will not harm neighbouring amenity.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

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 blue rectangular background.

Daniel Pope

Chief Planning Officer