

Application ref: 2021/4907/P
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Mr. Gennaro DAlo
2a St. Georges Road
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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 51 (Landscaping & Access Masterplan) 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: School Access Road Maintenance statement; 2845-16-01; 2845-13-01;
Proposed Kingsgate School Access Road Plan; 2845-11-01; 2659-SIT-63 P1

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

Informative(s):

1 Reason for approval:

This application is to discharge condition 51 - relating to landscaping and the school access road. The submitted plans demonstrate how the school access road would be constructed, all associated hard and soft landscaping, and

means of maintenance. The proposed new school access road would replace the existing access road. The Council's transport officer has assessed the submitted plan and schedule of works and raises no objections.

The scheme includes a broad range of trees and plants which are suitable for the site and will enhance the biodiversity of the site. The School Access Road Maintenance Statement details that the managing agents on behalf of the owner will be responsible for any stormwater drains, gullies, manholes, pipework, regular clean and waste disposal for the public areas, soft landscaping including tree maintenance, outdoor lighting. Refuse will be managed by the on-site team. As such, the Council's trees officer recommends that the details be approved.

It is recommended that all parts of condition 51 can be discharged. The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed details are in general accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

- 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