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5 April 2023

Dear Sir/Madam,

ABBEY ROAD PHASE 3, LONDON, NW6 4DX

APPLICATION TO DISCHARGE CONDITIONS 14, 24, and 32 PURSUANT TO PLANNING PERMISSION REFERENCE 2022/2542/P DATED 3rd MARCH 2023

On behalf of our client London Borough of Camden, please find enclosed an application for the approval of details of Condition 41, 42, 43, 44, 45, and 46 for planning application 2022/2542/P, permitted 3rd March 2023 for Abbey Road Phase 3, London, NW6 4DX.

The 3rd March 2023 (2022/2542/P) permission is for the following development:

"Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Use Class C3) and ground floor commercial space (Use Class E) to be used as flexible commercial units, across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works."

Please see below for details of Condition 41, 42, 43, 44, 45, and 46. This application seeks full discharge for each of these conditions.

Condition 41

Condition 41 of this permission requires the following:

Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment shall be submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Accordingly, a Construction Management Plan, Logistics Plan and Swept Path Analysis has been submitted alongside this application. Further, this condition requires that the Implementation Support Contribution (£28,520 (twenty eight



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thousand five hundred and twenty pounds)) and Bond (£30,00 (thirty thousand pounds)) are to be paid. The full requirements of the condition are fulfilled through these documents, within the appendices provided, and through the payment of the contribution and bond. Evidence of these payments being made has also been submitted alongside this application.

Condition 42

Condition 42 of this permission requires the following:

On or prior to Implementation, confirmation that the necessary measures for the provision of pedestrian, cycling, environmental and public realm improvements in the vicinity of the Development shall be submitted to and approved in writing by the Local Planning Authority.

Accordingly, to fulfil the requirements of this condition, the pedestrian and environmental improvements contribution [REDACTED] has been paid, and evidence of this has been submitted alongside this application.

Condition 43

Condition 43 of this permission requires the following:

On or prior to the Implementation Date, confirmation that the necessary measures to secure highways improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Accordingly, to fulfil the requirements of this condition, the Highways Contribution [REDACTED] has been paid in full, and the Level Plans have been submitted alongside this application.

Condition 44

Condition 44 of this permission requires the following:

Prior to implementation, a stopping-up order application, will be submitted to the highway authority and approved by the highway authority prior to the closure of the stopping up area.

Prior to the decision notice being issued, indicative Stopping Up Orders have been reviewed by LB Camden. To accord with the wording of the condition, a finalised Stopping Up Order application has been submitted to LB Camden. This submission was made 31st March 2023.

Concurrently, a Non-Material Amendment application to amend the wording of Condition 44 has been submitted (Planning Portal Reference PP-12067284). This is required as the finale Decision Notice (issued 3rd March 2023) did not reflect the most up-to-date and agreed upon wording.

Condition 45

Condition 45 of this permission requires the following:

On or prior to Implementation, confirmation that the necessary measures for the provision for carbon offsetting shall be submitted to and approved in writing by the Local Planning Authority.

Accordingly, the Carbon Offset Contribution (the sum of £184,224 (one hundred and eighty four thousand two hundred and twenty four)) has been paid by the applicant, and evidence of this has been submitted alongside this application.

Condition 46

Condition 46 of this permission requires the following:

Prior to commencement the applicant and/or developer shall:

- *work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8.*

- *advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.*
- *Provide 17 apprenticeships.*
- *provide a specified number (to be agreed) of construction or non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, or a specified number (to be agreed) of work experience placements following the completion of the building. Work experience placements can be organised through the council's work experience coordinator, Tom Humphreys, who can be contacted via Thomas.Humphreys@camden.gov.uk.*
- *If the build costs of the scheme [REDACTED] the applicant and/or developer shall recruit 1 construction or non-construction apprentice [REDACTED] of build costs, and pay the council a support fee [REDACTED]. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.*
- *If the value of the scheme [REDACTED] the applicant and/or developer must also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8.*
- *The applicant and/or developer shall provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.*

Accordingly, to fulfil the requirements of this condition, an Employment and Skills Training Plan, and a Local Procurement Plan have been submitted alongside this application. Further, the Construction Apprentice Support Contribution (the sum of £28,900 (twenty eight thousand nine hundred pounds)) has been paid in full, and evidence of this has been submitted alongside this application.

Summary

In summary, this application seeks to fully discharge Condition 41, 42, 43, 44, 45, and 46, as detailed above.

The fee in connection with the application for planning permission [REDACTED] has been paid online via the Planning Portal.

In view of the above and enclosed we trust that this can now be discharged, however, should you require clarification of any element or any additional information then please do not hesitate to contact me.

We look forward to receiving acknowledgement of receipt of the application.

Yours faithfully

[REDACTED]

SARAH PATERSON
ASSISTANT PLANNER