

Application ref: 2023/1016/P  
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Date: 4 May 2023

**Development Management**  
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CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Abbey Estate 3  
Abbey Road  
Camden  
London  
NW6 4DX**

Proposal:

Details required by conditions 14 (a and b) (archaeology) and 32 (air quality monitoring) of planning permission 2022/2542/P dated 03/03/2023 for the demolition of and redevelopment of Emminster and Hinstock blocks to provide new residential accommodation and ground floor commercial space across three buildings ranging from 4 to 11 storeys.

Drawing Nos: Cover Letter (prepared by CBRE, dated 09/03/2023), Written Scheme of Investigation for an Archaeological Watching Brief; Construction Dust Risk Assessment Air Quality Monitoring Plan; Email Confirmation from LBC Air Quality Officer (dated 23/11/2023); Photographs of Air Quality Monitoring Equipment Installed (dated 18/01/2023).

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

Informative(s):

- 1 Reasons for granting permission:

This application seeks to discharge conditions 14 (a and b) and 32 of planning permission 2022/2542/P, dated 03/03/2023. The conditions are dealt with in order below.

#### Condition 14 (a and b)

The first condition requires the submission of a written scheme of investigation (WSI). This condition has three parts; (a) that requires the programme and methodology of site investigation, (b) that requires a programme of delivering related positive public benefits (where appropriate), and (c) that requires the programme for post-investigation assessment and analysis, publication, and dissemination and deposition of resulting material.

A WSI has been submitted that details the methodology of the site investigation and recording. This has been reviewed by the Greater London Archaeological Advisory Service (GLAAS), who have advised that it accords with the relevant standards and is in compliance with the condition. Therefore, parts (a) and (b) of the condition can be discharged, and part (c) will remain outstanding until the elements detailed in the condition are fulfilled in accordance with the programme set out in the WSI.

#### Condition 32

Part (a) of this condition requires the details of air quality monitors prior to installation, including the location, number, and specification - including evidence of the fact that they will be installed in line with the guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance. Part (b) of the condition requires that evidence is submitted to show that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The Construction Dust Risk Assessment Air Quality Monitoring Plan shows monitoring locations, which were agreed upon by the Council's Sustainability Officer, who reviewed the details and locations of the monitors and found them acceptable. Evidence was supplied to show that the monitors were installed on 18/01/2023, which is three months ahead of the proposed implementation date. Therefore, condition 32 can be fully discharged.

The full impact of the proposed development has already been assessed.

On this basis, the submitted details are in accordance with the requirements of policy A1, D2, and CC4 of the London Borough of Camden Local Plan 2017 and parts (a) and (b) of condition 14 and condition 32 can be discharged.

- 2 It is noted that the original application also included an arboricultural method statement report in order to discharge condition 24. However, this condition is not a pre-commencement condition so is not required to be discharged. The tree protection measures to be installed prior to commencement of construction/demolition outlined in condition 24 were already approved through the grant of planning permission 2022/2542/P, which included the submission of an arboricultural impact assessment report. Therefore, this condition does not require details to be submitted.

- 3 You are reminded that conditions 3, 11, 12, 14 (c), 19, 20, 21, 22, 25, 26, 28, 30, 33, 34, 36, 38, 39, 41, 42, 43, 44, 45, 47, 48, 49 of planning permission 2022/2542/P granted on 03/03/2023 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer