

Application ref: 2022/5425/P
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DWD
6 New Bridge Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Tybalds Estate
New North Street
London
WC1N 3JT

Proposal:

Details required by condition 43 (phasing plan) of planning permission ref 2021/3580/P dated 14/10/2022 (Demolition of existing storage sheds and infill development on the existing Tybalds Estate including erection of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential homes (Class C3) comprising 28 affordable and 28 market units with associated community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Court, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works).

Drawing Nos: X-701-PROPOSED SITE PLAN AND MASTERPLAN_ S106 PHASE ONE AND PHASE TWO

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

Informative(s):

- 1 Reasons for granting approval-

Condition 43 requires details of a phasing plan for the development to be submitted and approved.

The submitted site masterplan shows that the approved development will be divided and delivered in two phases. As per the original approval and shadow s106 agreement, the plan shows that Phase 1 will deliver: Underbuild development (10 Social Rent units) Western Mews (5 private tenure units), Eastern Mews (5 private tenure units), Block D (7 social rent and 5 intermediate rent units), conversion works to provide temporary Falcon residents association hall, part of landscaping and public realm works, including ramp access to underbuilds, ramp access to Babington Court and Chancellors Court and installation of lift to serve Devonshire Court, rationalisation to parking layout. Phase 2 will deliver Block C (6 social rent units) plus residents association hall, Block B (18 private tenure units) and further landscaping and public realm works.

Condition 43 can therefore be discharged.

As such the details are in general accordance with policy G1 of the London Borough of Camden Local Plan 2017.

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 positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer