

Application ref: 2023/1522/P
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Date: 6 June 2023

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Turley
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Central Somers Town Covering Land At Polygon Road Open Space
Edith Neville Primary School
174 Ossulston Street And Purchase Street Open Space
London
NW1 1EE

Proposal: Details to discharge Condition 88 (CMP and Air Quality Assessment submitted prior to commencement) as amended by planning reference 2022/2855/P for Minor Material Amendment (Section 73) to amend Condition 2 (Approved Drawings), Condition 3 (Design and Access Statement), Condition 18 (Play Space), Condition 26 (Obscure Glazing - Plot 5), Condition 27 (Obscure Glazing - Plot 6) and Condition 82 (Cycle Parking - Public Open Space) of Ref. 2020/4631/P dated 23/04/2021 to planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 and 2020/4631/P dated 23/04/2021 and 2022/2659/P dated 18/07/2022 namely amendments to plots 5 and 6 including alterations to building footprints, layout of the accommodation and changes to elevations.

Drawing Nos: 001-4 Rev 01_CST, 5104-KMG-ZZ-ZZ-DR-C-0301, 5104-KMG-ZZ-ZZ-DR-C-0303, 5104-KMG-ZZ-ZZ-DR-C-SK01, 5104-KMG-ZZ-ZZ-DR-C-SK02, 445096-01 (00) RSK, 2061525-RSKA-TN-01(01), Addendum to CMR Plots 5 & 6 - CMP Working Framework, prepared by Morgan Sindall, Completed CMP CST Pro Forma, prepared by Morgan Sindall CST - Construction Programme prepared by Morgan Sindall, Indicative Delivery route prepared by Morgan Sindall, Logistics Supporting Information - prepared by Morgan Sindall, Site Overlay Demolition Route, prepared by Morgan Sindall; and SMT-FLOH-XX-XX-DR-SW-40-0002_T01, Monthly Air Quality Monitoring

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

Informative(s):

1 Reasons for approval-

Condition 88 requires a Construction Management Plan (CMP) including an Air Quality Assessment to be submitted to and approved by the local planning authority. In accordance with the requirements of the condition, the CMP sets 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.

The applicant has provided a plan detailing 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 includes 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.

The submitted CMP has been reviewed by consultees in Air Quality, Environmental Health and Transport who have confirmed that they are satisfied that the CMP, if fully complied with, would limited the impact of the construction on the pedestrian environment and the amenities of the area generally and ensure the continued free flow of traffic in the area in accordance with policies A1 and T1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 71 (sound insulation), 97 (community access plan), 136 (biodiversity enhancements) of 2022/2855/P planning permission 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer