

Application ref: 2023/1452/P
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Date: 12 June 2023

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CBRE Ltd
Henrietta House
Henrietta Place
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W1G 0NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Abbey Estate 3
Abbey Road
London
Camden
NW6 4DX

Proposal:

Details required by conditions 41 (construction management plan and implementation support contribution bond), 42 (pedestrian and environmental improvements contribution), 43 (highways works), 44 (stopping-up order), 45 (carbon offset contribution), and 46 (local employment) of planning permission 2022/2542/P dated 03/03/2023 for the demolition 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 05/04/2023); Employment, Skills and Supply Plan (revised - 07/06/2023); Appendix A - Site location plan; Appendix B - Receptors; Appendix C - Crane locations; Appendix D - Hoarding Plan; Appendix E - Traffic Management Plan; Appendix F - Logistics Plan; Appendix G - Local Swept path; Appendix H - Site swept paths; Appendix I - CMP Consultation Newsletter; Construction Management Plan P07 (dated 01/06/2023); Level and Gradient Plan; Section 106 Discharge Notice (dated 20/03/2023).

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

Informative(s):

1 Reasons for granting permission:

The original permission (ref. 2022/2542/P) had shadow Section 106 obligations as the Council could not enter into a s106 legal agreement with itself. Conditions 41 to 46 are all shadow s106 conditions.

Condition 41 requires details of a Construction Management Plan (CMP) for the entire site to be submitted and approved, as well as payment of the implementation support contribution (£28,520) and construction impact bond (£30,000). The Council's CMP officer has reviewed the submitted CMP and, following some minor revisions, confirmed that the details are sufficient to discharge condition 41. The payment of the necessary financial contributions towards the CMP implementation support and construction impact bond in accordance with the requirements of the shadow s106 have also been demonstrated. Condition 41 can therefore be discharged.

Condition 42 requires the payment of the pedestrian and environmental improvements contribution (£65,000). Evidence of the payment of this monetary sum has been provided in accordance with the requirements of the shadow s106 and therefore condition 42 can be discharged.

Condition 43 requires the payment of the highways contribution (£140,912.87). Evidence of the payment of this monetary sum has been provided in accordance with the requirements of the shadow s106 and therefore condition 43 can be discharged.

Condition 44 requires the submission and approval of a stopping-up order application by the highway authority prior to the closure of the stopping up area. An application for the stopping-up of the area around the development site, specifically along Abbey Road and Belsize Road, has been submitted and it is considered that condition 44 can be discharged.

Condition 45 requires the payment of the carbon offset contribution (£184,224). Evidence of the payment of this monetary sum has been provided in accordance with the requirements of the shadow s106, and therefore condition 45 can be discharged.

Condition 46 requires the submission of an Employment and Skills Training Plan, a Local Procurement Plan, the payment of the construction apprentice support contribution (£28,900), and evidence of local employment related provisions. The Council's Inclusive Economy Team were consulted and have reviewed the relevant plans and documents. Following some minor revision to the submitted Employment, Skills, and Supply Plan (ESSP), it was confirmed that the details provided were sufficient and acceptable. Evidence of the payment of the relevant monetary sum has also been provided in accordance with the requirements of the shadow s106 and therefore condition 46 can be discharged.

As such, the proposed development is in general accordance with policies E1, CC1, CC2, and T1 of the London Borough of Camden Local Plan 2017 and

officers are satisfied that the specified conditions can be fully discharged.

- 2 You are reminded that the following conditions relating to planning permission reference 2022/2542/P dated 03/03/2023 still need to be discharged: 3, 11, 12, 14(c), 19, 20, 21, 22, 25, 26, 28, 30, 33, 34, 36, 38, 39, 47, 48, 49.

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 typed name.

Daniel Pope
Chief Planning Officer