

Application ref: 2023/2270/P
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Date: 17 August 2023

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CBRE Ltd
Henrietta House
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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 21 (secured by design), 22 (landscaping), 36 (piling), and 38 (retention of architect) 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 02/06/2023); ARP3-PTE-BA-ZZ-SK-A-03130_P1_S2; ARP3-PTE-BA-ZZ-SK-A-03131_P1_S2; ARP3-PTE-BB-ZZ-SK-A-03130_P1_S2; ARP3-PTE-BB-ZZ-SK-A-03131_P1_S2; ARP3-PTE-BC-ZZ-SK-A-03130_P1_S2; ARP3-PTE-BC-ZZ-SK-A-03131_P1_S2; ARP3-PTE-ZZ-ZZ-SK-A-02030_P1_S2; Risk Assessment/Method Statement (prepared by G M Piling, dated April 2023); Retention of Architect Letter (prepared by Wates, dated 30/05/2023); ARP3-FAB-XX-XX-SH-L-903000_P02; ARP3-FAB-XX-XX-SH-L-903001_P01; ARP3-FAB-XX-XX-SP-L-900000_P02; ARP3-FAB-ZZ-00-DE-L-908100-P4; ARP3-FAB-ZZ-00-DE-L-908120-P3; ARP3-FAB-ZZ-00-DE-L-908121-P1; ARP3-FAB-ZZ-00-DE-L-908200-P3; ARP3-FAB-ZZ-00-DE-L-908300-P3; ARP3-FAB-ZZ-00-DE-L-908301-P2; ARP3-FAB-ZZ-00-DE-L-908500_P2; ARP3-FAB-ZZ-00-DE-L-908501_P2; ARP3-FAB-ZZ-00-DE-L-908502_P2; ARP3-FAB-ZZ-00-DE-L-908503_P1; ARP3-FAB-ZZ-00-DE-L-

908600_P3; ARP3-FAB-ZZ-00-DE-L-908601_P2; ARP3-FAB-ZZ-00-DE-L-908603_P1; ARP3-FAB-ZZ-00-DE-L-908610_P2; ARP3-FAB-ZZ-00-DE-L-908611_P2; ARP3-FAB-ZZ-00-DE-L-908620_P2; ARP3-FAB-ZZ-00-DE-L-908700_P2; ARP3-FAB-ZZ-00-DE-L-908701_P2; ARP3-FAB-ZZ-00-DE-L-908702_P2; ARP3-FAB-ZZ-00-DR-L-901000_P5; ARP3-FAB-ZZ-00-DR-L-902000_P4; ARP3-FAB-ZZ-00-DR-L-902010_P4; ARP3-FAB-ZZ-00-DR-L-902020_P4; ARP3-FAB-ZZ-00-DR-L-902030_P4; ARP3-FAB-ZZ-00-DR-L-903002_P02; ARP3-FAB-ZZ-00-DR-L-903003_P01; ARP3-FAB-ZZ-00-DR-L-903004_P02; ARP3-FAB-ZZ-00-DR-L-903005_P02; ARP3-FAB-ZZ-00-DR-L-903006_P01; ARP3-FAB-ZZ-00-DR-L-903007_P01; ARP3-FAB-ZZ-00-DR-L-903100_P2; ARP3-FAB-ZZ-00-DR-L-904000_P4; ARP3-FAB-ZZ-00-DR-L-908000_P2; ARP3-FAB-ZZ-00-DR-L-908001_P2.

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

Informative(s):

- 1 The application seeks to partially discharge condition 21 (secured by design) and fully discharge conditions 22 (landscaping), 36 (piling), and 38 (retention of architect) of planning permission 2022/2542/P.

Part (a) of Condition 21 requires the submission of design details of security measures prior to above ground works. The Council's Designing Out Crime officer has reviewed the proposal and confirmed that they are satisfied that the drawings demonstrate features that, if implemented, would ensure compliance to secured by design standards. Therefore, the requirements of part (a) of condition 21 have been met and the condition can be partially discharged.

Condition 22 requires the submission of full details of hard and soft landscaping, including new trees and details of native species. The details that have been submitted demonstrate a reasonable variety of planting with a significant number of species with the potential to reach a significant size. The trees are to be planted at sizes which are suitable for becoming established, and tree pits and planted areas are open bottomed, allowing unrestricted rooting into the soil. The Council's Tree officer has reviewed the proposal and confirmed that they have no objection to condition 22 being discharged.

Condition 36 requires the submission of a piling method statement prior to the commencement of any impact piling, which should be prepared in consultation with Thames Water. Details should also include the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure and the programme for the works. A piling method statement included the required details has been submitted. This has been reviewed by Thames Water who have confirmed directly to the Council that the condition can be discharged based on the information submitted.

Condition 38 requires written notice to confirm that the architect has been retained and will continue to be retained to oversee the development. A signed letter has been submitted that confirms that the architect for the proposal, Pollard Thomas Edwards, have been retained to deliver the design and will continue to be retained to oversee the delivery of the development. As such,

condition 38 can be discharged.

The full impact of the proposed development has already been assessed as part of application 2022/2542/P.

On this basis, the submitted details are in accordance with policies A1, A2, A3, and D1 of the London Borough of Camden Local Plan 2017 and officers are satisfied that part (a) of condition 21 can be discharged and conditions 22, 36, and 38 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(b), 25, 26, 28, 30, 33, 34, 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer