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18th August 2023

Dear Sir/Madam,

ABBEY ROAD PHASE 3, LONDON, NW6 4DX

**APPLICATION TO DISCHARGE CONDITIONS 20, 28, 33, 39 PURSUANT TO
PLANNING PERMISSION REFERENCE 2022/2542/P DATED 3 MARCH 2023**

On behalf of our client London Borough of Camden, please find enclosed an application for the approval of details of Condition 20, 28, 33, and 39 for planning application 2022/2542/P, permitted 3rd March 2023 for Abbey Road Phase 3, London, NW6 4DX.

The 3rd March 2023 (2022/2542/P) permission is for the following development:

"Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Use Class C3) and ground floor commercial space (Use Class E) to be used as flexible commercial units, across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works."

Please see below for details of Condition 20, 28, 33, and 39. This application seeks full discharge for Conditions 20, 28, 33, and 39.

Condition 20

Condition 20 of this permission requires the following:

"Prior to commencement of above ground works, a plan showing details of eight bird and six bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The details should include 4 swift boxes and 6 bat boxes to be integrated into the fabric of the building, and a further four bird boxes to either be integrated into the fabric of the building or affixed to the outside of the building. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained."

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan, and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017."

Accordingly, the following documents have been submitted:

- Bird and Bat Box Locations and Products (Part 1-3)

The condition requires details of the location, types and indication of species. This condition also requires there to be 8 bird boxes, where 4 are integrated into the fabric of the building and 4 are integrated into the fabric of the building or affixed to the outside of the building. Furthermore the condition requires there to be 6 bat boxes that are integrated into the fabric of the building. The plan provides 10 bird boxes and 6 bat boxes, in their respective requested locations.



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The location and type of the bird and bat boxes provided is detailed in the accompanying drawing, Bird and Bat Box Locations (ARP3- PTE- ZZ-ZZ-DR-A-02010 P1), produced by the architects, Pollard Thomas Edwards.

Condition 28

Condition 28 of this permission requires the following:

“Prior to commencement of above ground development, further details of the green roofs (design, sections, species and maintenance) are to be submitted to and approved by the Council, to follow the recommendations in the Ecological Assessment Report. The green roofs shall thereafter be constructed in accordance with the approved details prior to occupation of the relevant block, and they shall thereafter be retained and maintained in accordance with those details.

Reason: To ensure the development is sustainable and promotes biodiversity in line with Camden Local Plan policies CC1, CC3 and A3.”

Accordingly, the following documents have been submitted:

- Document issue sheet (ARP3-FAB-XX-XX-SH-L-900000)
- Appendix 1 - Biodiverse Green Roof Planting Schedule (ARP3-FAB-XX-XX-SH-L-90001)
- Appendix 2 - Biodiverse Green Roof Maintenance Notes (ARP3-FAB-XX-XX-SH-L-900011)
- Biodiverse Green Roof General Arrangement Plan (ARP3-FAB-ZZ-RF-DR-L-903200)
- Biodiverse Green Roof Typical Details (ARP3-FAB-ZZ-RF-DE-L-908800)

The documents submitted, as noted above, have been produced by Fabrik (August 2023) and show the requested details of the green roofs, the design, sections, species and maintenance. These documents follow the recommendations given in the Ecological Assessment Report (Rev A April 2022), as approved under Planning Permission reference 2022/2542/P. Alongside the details provided within this application to discharge Condition 28, a Non-Material Amendment under Section 96a of the Town and Country Planning Act 1990 has been submitted (PP-12393915). This NMA seeks permission for minor changes to the sub-station, including, the reduction of the height of the stepped up side of the sub-station by 1150mm, resulting in the whole sub-station being flush in height, in line with the lower height of the sub-station from the approved scheme. The details provided for the green roof within this application to discharge Condition 28 reflect this change, and should be considered in conjunction with this pending NMA application.

Condition 33

Condition 33 of this permission requires the following:

“Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads any boiler stack, kitchen exhausts or any other emission sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy SI 1.”

Accordingly, the following documents have been submitted:

- Mechanical Ventilation Elevations and Plans (Part 1-11)
- Mechanical Ventilation Specification
- Air Inlet Location Drawing
- Drawing Issue Sheet

The documents submitted, as noted above, have been produced by Pollard Edward Thomas and show the full details of the mechanical ventilation system and the air inlet locations. It is confirmed that the air inlet locations are located away from emission sources as requested in Condition 33.

Condition 39

Condition 39 of this permission requires the following:

"Prior to occupation, a Delivery Servicing Plan (DSP) shall be submitted to and approved by the local planning authority. The measures contained in the DSP shall at all times remain implemented.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policy T1 of the Camden Local Plan 2017."

Accordingly, the following documents have been submitted:

- Delivery and Servicing Plan (August 2023)

The Delivery and Servicing Plan (DSP) submitted by Stantec, August 2023, sets out how deliveries will take place, and who will be responsible for the management of the deliveries. The DSP outlines how impact on the building and its surrounding areas will be minimised. This submission of the DSP also supports the completion of obligation 4.24 in the Shadow 106 agreement.

Summary

In summary, this application seeks to fully discharge Condition 20, 28, 33, and 39, with full details required by each condition being submitted within this application.

The fee in connection with the application for planning permission of £116.00 (as well as the £64.00 service charge) has been paid online via the Planning Portal.

In view of the above and enclosed we trust that this can now be discharged, however, should you require clarification of any element or any additional information then please do not hesitate to contact me.

We look forward to receiving acknowledgement of receipt of the application.

Yours faithfully



SARAH PATERSON

ASSISTANT PLANNER