

Application ref: 2023/3406/P  
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Date: 11 December 2023

**Development Management**  
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CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
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 20 (bird and bat boxes), 28 (green roof), 33 (mechanical ventilation), and 39 (delivery servicing plan) 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 18/08/2023); ARP3-PTE-ZZ-ZZ-DR-A-02010\_P1\_S3; ARP3-PTE-BB-ZZ-SK-A-05332\_P1\_S4; Bird and Bat Box Details; ARP3-FAB-XX-XX-SH-L-900010\_P2; ARP3-FAB-XX-XX-SH-L-900011\_P2; ARP3-FAB-ZZ-RF-DR-L-903200\_P3; ARP3-FAB-ZZ-RF-DE-L-908800\_P3; ARP3-OCSC-ZZ-ZZ-SC-M-54126\_S3\_P01; ARP3-PTE-BA-ZZ-SK-A-05331\_P1\_S4; ARP3-PTE-BA-ZZ-SK-A-05332\_P1\_S4; ARP3-PTE-BA-ZZ-SK-A-05333\_P1\_S4; ARP3-PTE-BB-ZZ-SK-A-05331\_P1\_S4; ARP3-PTE-BB-ZZ-SK-A-05332\_P1\_S4; ARP3-PTE-BB-ZZ-SK-A-05333\_P1\_S4; ARP3-PTE-BC-ZZ-SK-A-05331\_P1\_S4; ARP3-PTE-BC-ZZ-SK-A-05333\_P1\_S4; ARP3-PTE-ZZ-ZZ-DR-A-34501\_P2\_S4; ARP3-PTE-ZZ-ZZ-DR-A-34502\_P2\_S4; ARP3-PTE-ZZ-ZZ-DR-A-34503\_P2\_S4; Mechanical Ventilation Specification; MVHR System - Installation Manual; MVHR System - Manufacturer Brochure; Delivery and Servicing Plan (prepared by Stantec, dated August 2023).

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

Informative(s):

1 Reasons for granting permission:

Condition 20 required the submission of a plan detailing eight bird and six bat boxes to be installed on site, including locations and types and indicated of species to be accommodated. The applicant has provided a plan to show the provision of ten bird boxes and 6 bat boxes, which exceeds the requirement. These details have been reviewed by the Council's Nature Conservation Officer, who has confirmed that the provided information meets the requirements of condition 20 and is therefore acceptable.

Condition 28 required further details of the green roofs, to include design, sections, species, and maintenance, following the recommendations in the Ecological Assessment Report. The applicant has submitted details to this effect, including a planting schedule, maintenance notes, general arrangement plan, and typical details. These documents have been reviewed by Officers and are considered to satisfy the requirements of condition 28.

Condition 33 required the submission of full details of the mechanical ventilation system, including air inlet locations. The condition also specifically noted that inlet locations should be located away from busy roads and emission sources, and as close to roof level as possible. The applicant has submitted details including mechanical ventilation elevations and plans, mechanical ventilation specification, and an air inlet location drawing to support the discharge of this condition. These were reviewed by the Council's Sustainability Officer, who requested that further details were provided given the location of the inlets within recessed balconies on the side of the building facing the road, as this could potentially lead to pollution build-up given the reduced air flow. In response, the applicant provided further details of the inlets including filters, filter maintenance owners/schedule, and design rationale of the inlet placement. These details were reviewed by the Council's Sustainability Officer, who confirmed them to be acceptable and therefore able to satisfy the requirements of condition 33.

Condition 39 required the submission of a Delivery Servicing Plan, which was provided by the applicant and outlines how deliveries will take place and the management of these deliveries. This plan has been reviewed by the Council's Transport Officer, who has confirmed that they are satisfied that the details provided satisfy the requirements of this condition.

As such, the proposed details are sufficient to discharge conditions 20, 28, 33, and 39. The submitted information would ensure that appropriate measures are secured to conserve and enhance biodiversity, the amenity of residents is protected, and the pedestrian environment and amenities of the area generally are protected in accordance with the requirements of Policies A3, CC1, CC2, CC3, CC4, T1 of the London Borough of Camden Local Plan 2017.

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, 14(c), 19, 21(b), 25, 26, 34, 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