

Application ref: 2024/0870/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 20 March 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

ECE Architecture Limited
76 Great Suffolk Street
London
SE1 0BL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
The Charlie Ratchford Centre
Belmont Street
London
NW1 8HF

Proposal:
Details for condition 21 (Drop Box Details) of ref 2020/5063/P dated 05/11/2021 for 'Redevelopment of site including demolition of existing buildings and erection of a building up to 10 storeys in height for to provide self-contained residential flats (Use Class C3) and associated work.'

Drawing Nos:
7021-ECE-V1-GF-DR-A-7603 P02 and SLB SO45605/01

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

Informative(s):

1 Reasons for granting:

Condition 21 (Drop box details) required full details of the on-site automated courier drop-boxes.

In consultation with the transport officer, the details submitted are acceptable in relation to the drop boxes for the site.

The transport section of the Committee Report of 25th March 2021, paragraph 15.17, states:

'The TA states that automated drop-boxes would be installed on site to reduce dwell times for couriers. This is welcomed and an appropriate condition requesting details of the drop-boxes shall be secured by condition subject to approval.'

The Transport Assessment (TA) submitted in support of the permission states:

'The site proposals also include automated drop-boxes to reduce dwell times for couriers to the site.'

It is also anticipated that an automated drop box facility will be installed at the site to enable swift deliveries and to minimise dwell time.'

The plan submitted in support of this application indicates that the proposed drop boxes will be located within the site boundary at the southeast corner of the site, adjacent to Belmont Street. The proposed drop box unit would be a MyRENZbox Modula IPC: External Intelligent Parcel Box System. This appears to comprise of a number of compartments of various sizes, which can then be used for storing postal items which can be recovered by residents using the MyRENZbox app.

Therefore the proposed drop box system meets the requirement of Condition 21 and accordingly the condition can be discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

No objections were received prior to making this decision and the site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with Policy T4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that conditions 18 (Photovoltaic panels), 19 (Air Source Heat Pump details), and 23 (Bird and bat boxes) relating to planning permission reference 2020/5063/P dated 05/11/2021 are outstanding and require details to be submitted.

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 2023.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer