

Application ref: 2023/4650/P  
Contact: Kristina Smith  
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Date: 7 June 2024

**Development Management**  
Regeneration and Planning  
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Brooks Murray Architects  
41 Tabernacle Street  
LONDON  
EC2A 4AA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Beaufort Court**  
**65 Maygrove Road**  
**London**  
**Camden**  
**NW6 2DA**

Proposal:

Details pursuant to condition 10 (construction management plan) of prior approval ref. 2021/3504/P (Dated 24/08/2022) for Erection of single storey roof extension to provide 16 additional residential dwellings (Class C3).

Drawing Nos: CMP proforma (Version 3, dated 3rd June 2024); Email from LBC's Planning Obligations team to applicant including S106 discharge notice dated 06/06/2024

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

Informative(s):

#### 1 Reasons for granting

The original prior approval decision included a condition that required details of construction management as required by condition 3 of the prior approval legislation,

'Any development under Class A is permitted subject to the condition that before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated.'

However, the scope of this condition is not comprehensive as it only deals with hours of operation and impacts on occupiers of the same building and immediate neighbours; it doesn't deal with the highway impacts of construction traffic or making the measures subject to ongoing review and revision. Therefore a full CMP was also secured via a S106 to secure the typical controls. This has been reviewed by the Council's Planning Obligations team who have found it to be acceptable and have discharged the obligation. The full CMP has found to adequately cover the issues pertinent to this condition and therefore Condition 10 can be discharged.

- 2 You are reminded that Conditions 4 (design), 5 (green roof), 7 (long stay cycles), 8 (short stay cycles) are outstanding and require details to be submitted and approved.

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



Daniel Pope  
Chief Planning Officer