



City of Westminster

Your ref: GAVIN SEXTON
My ref: 13/07655/OBS

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Development Planning
Westminster City Hall
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2 September 2013

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

The City Council has now considered the proposals described below and has decided to RAISE NO OBJECTION.

SCHEDULE

Application No.:	13/07655/OBS	Application Date:	25.07.2013
Date Received:	25.07.2013	Date Amended:	25.07.2013

Plan Nos: As submitted under Camden reference 2013/4678/P.

Address: Emminster And Hinstock And Abbey Co-Op Community Centre And Belsize Road Car Park, Abbey Road, London Borough Of Camden, London

Proposal: Hybrid application for phased redevelopment of site, comprising detailed application for Phase 1 and outline application with scale, appearance and landscaping matters reserved for Phases 2 and 3. Full details provided for Phase 1 comprising: up to 141 residential units (including up to 66 affordable units) in a 14 storey tower and 6 storey block, with 522.5 sq m of retail floorspace (Class A1) and 398.9 sq m of flexible commercial floorspace (Classes A1-A5 and B1) at ground floor and associated space for parking, plant, servicing, ancillary storage and energy centre at basement level. Phase 1 includes open space and landscaping, alterations to existing highway layout and creation of new vehicular and pedestrian access routes, following demolition of the Belsize Road car park building. Phase 2 to comprise up to 2,500 sq m of community and health uses (Class D1) and up to 126sqm of office space (Class B1) in a two storey building following demolition of existing high level walkways. Phase 3 to comprise up to 85 residential flats in 6/7 storey blocks and 15 mews houses (including up to 48 affordable units), up to 120sqm of office space (Class B1) and up to 645sqm of flexible commercial floorspace (Classes A1-A5) and associated ancillary space for parking, plant and servicing in basement. Phases 2 and 3 include open space, landscaping, alterations to existing highway layout and creation of new vehicular and pedestrian access routes. Phase 3 to follow demolition of the Abbey Community Centre and Hinstock and Emminster blocks including Belsize Priory Health and Medical centre, residential and commercial units and site-wide walkways.

Yours faithfully

Rosemarie MacQueen
Strategic Director Built Environment

