

CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Application Ref: **2013/0806/P**  
Please ask for: **Gavin Sexton**  
Telephone: 020 7974 **3231**

6 March 2013

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town & Country Planning (Development Management Procedure) Order 2010  
Town & Country Planning (Environmental Impact Assessment) Regulations 2011

### **Request for Screening Opinion EIA Not Required**

Address:

**Abbey Co-op housing sites at Casterbridge  
Snowman  
Emminster & Hinstock and Abbey Co-op Community Centre and Belsize Road car-  
park  
Abbey Road  
London  
NW6 4DP**

Proposal:

Request for Environmental Impact Assessment (EIA) Screening Opinion for redevelopment of the site known as Abbey Coop, Abbey Road. Redevelopment proposals apply to c.2.2 hectares of land in order to provide up to 299 residential units, up to 1300sqm of commercial floorspace (Class A1-A5), up to 1000sqm of business floorspace (Class B1), up to 2250sqm of community and health floorspace (Class D1) and associated space for plant, parking, servicing, ancillary storage and energy centre.

Drawing Nos: Letter dated 5<sup>th</sup> February 2013 from Paul Willmott (CBRE); Masterplan draft proposal ground floor 12 Sept 2012; Masterplan draft proposal alternative ground floor 13 Sept 2012; 12\_510 SK006 RevA.

The Council has considered your application and offers the following opinion:



The proposal falls within the description at paragraph 10b of Schedule 2 and exceeds the threshold of 0.5 hectares in column 2 of the table in Schedule 2 of the 2011 Regulations. Therefore the Council considers the proposal to be 'Schedule 2 development' within the meaning of the 2011 Regulations. Accordingly, the Council has considered if the proposed development is likely to have significant effects on the environment. In determining such effects, the Secretary of State has taken into account the criteria for screening Schedule 2 development set out in Schedule 3 of the Regulations. These are the characteristics of the development, it's location and the characteristics of the potential impact.

Based upon the description of the development provided and the information provided in your submissions received....., the development is not considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Accordingly, in exercise of the powers conferred by regulation 5(5) of the 2011 Regulations, the Council hereby considers that the proposed development described in your request and the documents submitted with it, is not 'EIA development' within the meaning of the 2011 Regulations.

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