

Sarah Baldock
Willmott Dixon Housing LTD
Hitchin Road
Shefford
Bedfordshire SG17 5JS

Application Ref: **2011/4264/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

25 May 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Approval of Details Granted

Address:

**Site bounded by Chester Road
Baltimore Street and Raydon Street**

Proposal:

Details required by condition 7 (shrub and tree removal), 9 (tree protection), 17 (scheme of assessment consisting of reconnaissance, conceptual model, risk assessment and schedule investigation), 18 (site investigation), 35 (on street disabled parking), 36 (on-street car club bays), 37 (on-street servicing bay), 38 (temporary stopping up of walkway between Chester Road and Baltimore Street), 40 (Kings Cross Working) and 41 (Education contribution) relating to application ref 2010/5478/P dated 25/10/2010 for: Erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Baltimore Street.

Drawing Nos: Protected Species Constraints Assessment, ELMAW Consulting, July 2011;
Arboricultural Method Statement, DF Clark Bionomique Ltd, 10 June 2011 ref DFC 1089;
Report on Phase 1 Desk Study, Ian Farmer Associates, March 2010; Report on Phase 2
Site Investigation, Ian Farmer Associates, January 2011.



The Council has considered your application and decided to grant permission

Informative(s):

- 1 You are reminded that conditions 3 (materials samples), 4 (landscaping), 6 (bird/bat boxes), 8 (green/brown roof), 12 (plant areas), 15 (external lighting), 18 (remediation), 20 (shopfronts), 23 (solar panels), 24 (open space management plan), 26 (travel plan), 32 (D1 relocation), 33 (SMP), 34 (CMP), 39 (highway works) and 42 (affordable housing) of planning permission granted on 11 March 2011 (2010/5478) are outstanding and require details to be submitted and approved.
- 2 You are advised that the 'Delivery and Servicing Plan', dated July 2011 prepared by Mott MacDonald is not approved as part of this application and appears to contain out of date information. An updated version of this document should be submitted in relation to condition 33 at the appropriate time.

Disclaimer

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