

Miss Emma Rodley
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2010/5011/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 6374

16 November 2010

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

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Site bounded by Hampstead Road
Drummond Street and Triton Square (a.k.a. North East Quadrant)
Regents Place London
NW1**

Proposal:

Internal alterations to approved residential tower (yet to be constructed) to reduce the number of private residential units from 101 to 88 (with mixes of 15 studios, 20 x 1 bedroom, 38 x 2 bedroom, 12 x 3 bedroom and 3 x 4 bedroom units) as revisions to planning permission granted (subject to S106) on 25/03/2009 (ref: 2007/0823) for major redevelopment to provide 101 private residential units plus 70 affordable units (Class C3), 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1 uses) at together with associated access, parking, servicing and landscaping.

Drawing Nos: Site Location Map; P351 118 Rev C; SM1008 P-103 Rev A; SM1008 P-104 Rev A; SM1008 P-105 Rev A; SM1008 P-106 Rev A; SM1008 P-107 Rev A; SM1008 P-108 Rev A; SM1008 P-109 Rev A; SM1008 P-110A; SM1008 P-110B; SM1008 P-110C Rev A; SM1008 P-110D Rev A; SM1008 P-112 Rev B; SM-1008 Sk-108; and SM-1008 Sk-110.



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Map; P351 118 Rev C; SM1008 P-103 Rev A; SM1008 P-104 Rev A; SM1008 P-105 Rev A; SM1008 P-106 Rev A; SM1008 P-107 Rev A; SM1008 P-108 Rev A; SM1008 P-109 Rev A; SM1008 P-110A; SM1008 P-110B; SM1008 P-110C Rev A; SM1008 P-110D Rev A; SM1008 P-112 Rev B; SM-1008 Sk-108; and SM-1008 Sk-110.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

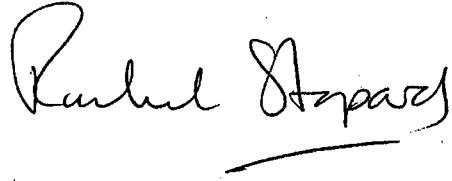
- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 2 Reasons for granting permission.

The proposed development is in general accordance with; the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and Monitoring the Core Strategy); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime Homes and wheelchair homes), DP17 (Walking, cycling and public transport), DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 3 The applicant is advised that this permission is for an amendment to an earlier grant of planning permission and can only be construed in conjunction with planning permission referenced 2007/0823/P granted on 25th March 2009, which is the substantive permission. All conditions attached to the substantive permission and the provisions of the associated S106 Planning Obligation still apply and are not superseded by this permission to amend the residential mix in any way.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.