

Miss Poppy Carmody-Morgan  
Quod  
Ingeni Building  
17 Broadwick Street  
London  
W1F 0AX

Application Ref: **2013/8014/P**  
Please ask for: **Tom Little**  
Telephone: 020 7974 **5283**

9 July 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land bounded by Haverstock Road**

**Wellesley Road and Vicar's Road including Nos 121-211 Bacton Low Rise Estate  
113a,115 and 117 Wellesley Road and 2-16 Vicar's Road**

**Gospel Oak**

**London**

**NW5 4**

Proposal:

Details pursuant to the partial discharge of conditions 32 (levels) and 34 (drainage details) for phase 1 only, following planning permission granted (25/4/13) (2012/6338/P) for the Redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings (99 Class C3 residential units Nos. 121-219 Bacton Low Rise; Class B1 offices at 115 Wellesley Road; Class B1 workshops at 2-16 Vicar's Road), to provide within buildings ranging from 2-8 storeys in height a total of 290 Class C3 residential units, comprising 176 market, 10 intermediate and 104 social rent units, 3 employment units (Class B1), new and altered public realm, landscaping, vehicular and pedestrian links/accesses, vehicular and cycle parking, bin storage and associated works.

Drawing Nos: Proposed Drainage Layout 12-0083/INF/11 rev C1; 12-0083 Piling Specification to Bacton Low Rise Redevelopment; 12-0083/F/150 rev.C1; 12-0083/F/151 rev.C1; Engineers Summary 12-0083 XERS001\_v1; 12-0083 Flood Risk Assessment for



Bacton Low Rise Redevelopment.

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

Informative(s):

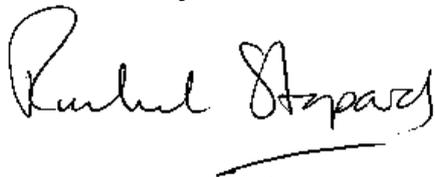
- 1 You are reminded that conditions 2 (sample panels), 3 (detailed drawings), 5 (privacy screens), 6 (overlooking measures), 7 (waste storage), 9 (cycle parking), 11 (electric vehicle charging points), 16 (vibro-compaction machinery), 19 (sound insulation), 24 (basement construction), part of 25 (contaminated land), 26 (biodiverse living roofs), 27 (bird and bat measures), part of 28 (lighting strategy), 29 (boundary treatment), 32 (building foundations), 34 (sustainable urban drainage), 36 (CCTV), 37 (car-club), 40 (re-appraisal of financial viability), 43 (energy efficiency), part of 44 (code for sustainable homes), 46 (travel plan), part of 47 (construction management plan), 48 (off-site garage spaces), 49 (Burmash workshop refurbishment works), 51 (travel plan monitoring and review) and 54 (public art) of planning permission 2012/6338/P granted on 25/04/2013 are outstanding and require details to be submitted and approved. It is also noted that approval of details applications for the discharge of condition 54 (public art), partial discharge of conditions 26 (biodiverse living roofs), 27 (bird and bat measures), and 29 (boundary treatment) and discharge of the remaining parts of 32 (building foundations) 34 (sustainable urban drainage) condition 47 (construction management plan) are presently under consideration by the Council.
- 2 You are reminded that this is a partial discharge of conditions 32 and 34 of approval 2012/6338/P relating to Phase 1 only and further details will be required for additional phases.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard  
Director of Culture & Environment