

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

Application Ref: **2014/2294/P**  
Please ask for: **James Remmington**  
Telephone: 020 7974 **4816**

7 November 2014

Dear Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Councils Own 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 of green roofs (condition 26) and bird and bat boxes (condition 27) of planning permission granted on 25/04/2013 (ref: 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) [shortened version]).

Drawing Nos: Greengage ecological management plan 2014; LL439\_C\_SP\_004; GA-E-A-01 rev. P6; SK-E-D&E-01 rev.P1; Greengage Outline Green Infrastructure Audit.

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), part of 28 (lighting strategy), 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 (Burmarsh 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, 32 (building foundations) and 34 (sustainable urban drainage) and discharge of the remaining parts of condition 47 (construction management plan) are presently under consideration by the Council.

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



Ed Watson  
Director of Culture & Environment