

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

Application Ref: **2014/4962/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

2 February 2015

Dear Sir/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 required by condition 51 (travel plan monitoring and review contribution) to planning permission 2012/6338/P granted on 25/04/2013 for the redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing to provide within buildings ranging from 2-8 storeys in height a total of 290 Class C3 residential units.

Drawing Nos: Letter from Quod dated 15/08/14 Ref Q30150

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

Informative(s):

- 1 Reasons for granting approval of details:



It has been confirmed via correspondence with the LB Camden Planning Sites Development Team (who oversee the collection and distribution of what in this case are shadow S106 legal agreement contributions) that the £5,661 financial contribution in respect of this condition has been received from the applicant. The amount received is consistent with that detailed in the officer committee report for 2012/6338/P and the shadow S106 Legal Agreement subsequently secured. The submission is therefore sufficient to discharge condition 51 of permission 2012/6338/P.

As such, the proposed development is in general accordance with policies CS5, CS11 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.1 and 6.3 of the London Plan 2011; and paragraphs 14, 17 and 29-41 of the National Planning Policy Framework.

- 2 It was originally sought to discharge condition 46 (travel plan) with this submission. However, following officer feedback this condition was withdrawn by the applicant, with view to re-submission at a later date.
- 3 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 26 (biodiverse living roofs), part of 27 (bird and bat measures), part of 28 (lighting strategy), part of 29 (boundary treatment), part of 32 (building foundations), part of 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), 48 (off-site garage spaces) and 49 (Burmarsch workshop refurbishment works) 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 partial discharge of condition 34 (sustainable urban drainage - application ref 2014/7131/P) and discharge of condition 2 (sample panels - application Ref 2014/6434/P) 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