

Mr Keith Rowley
RPS Planning & Development
Highfield House,
5 Ridgeway,
Quinton Business Park,
Birmingham,
B32 1AF.

Application Ref: **2014/6967/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

5 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
30 Camden Street and 67-72 Plender Street
London
NW1 0LG

Proposal:

Details required by conditions 10 (foundations affecting trees on Plender St blocks), 17 (roof plant and PV panels on Plender St blocks), 26 (green roofs on Plender St blocks), and 46 (highway contributions) attached to planning permission ref 2013/1969/P dated 30/10/13 (for the redevelopment of 30 Camden Street to provide a 3-4 storey block for 14 self-contained flats; redevelopment of 67-72 Plender Street, Bayham Place Estate garages and Richard Cobden School changing rooms on Plender St to provide two 4-5 storey blocks for a new Class D1 community centre, replacement Class A1 retail units and 31 self-contained flats; plus new public open space next to Bayham Place).

Drawing Nos: Condition 10- 6398-A-S10.0B, A-S10.5A, A-S20.0, B-S1.0C, B-S1.1C, B-S1.2C, B-S1.4A, B-S1.5B, B-S1.6B, B-S21.0; C6398-CE1, CE2, CE3, CE4; 6398-A-S10.1B, 2B, 3B, 4B; P3088-ME-001D.

Condition 17- A- A222D, B328D, A802B, A804E, A805E, A806B, B905D, B906D, B908B, B910B; photo of PV panels, PV specification tables.

Condition 26- A- A222D, A328D, A801C, A803E, A804E, A805E, A806B, B901G, B904D, B905D, B906C, B907B, B908B, B910B; AL-2005E.



Condition 46- emails from Christopher Bull dated 19.11.14 and Dyllon Parkinson dated 17.4.15.

Informative(s):

1 Reasons for granting permission. [Delegated]

Condition 10- the submitted foundation details show that the adjoining street tree roots will not be harmed and thus will have no impact on the borough's tree cover. Condition 17- the location, number and design of the PV panels accord with the sustainability aims of the development and will have no impact on the appearance of the buildings or streetscene. The location, size and design of roofplant will have minimal impact on the appearance of the buildings or streetscene and will not result in any harm to residential amenities by reason of loss of light or noise pollution.

Condition 26- the proposed green and brown roofs will improve biodiversity and meet sustainability objectives on the buildings and will have no impact on the appearance of the buildings or streetscene.

Condition 46- the financial contribution to pay for necessary highway works to repair adjoining pavements has been paid.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such, the proposed details are in general accordance with policies CS5, CS13, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP21, DP22, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.10, 5.11, 6.7, 7.4, 7.6, 7.15, 7.19, 7.21 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14,17, 56-65, 93-99, 109,118, 123 of the National Planning Policy Framework.

2 You are reminded that conditions 14 (sound insulation), 18(b) (contaminated land remediation reports), 20 (cycle parking), 25 (CCTV), 29 (highway works contract), 31 (part relating to post-construction review prior to occupation of development), 34 (service management plan), 41 (travel plan), all in relation to the PLENDER STREET SITE PHASE ONLY, of planning permission granted on 30/10/2013 (ref 2013/1969/P) are outstanding and require details to be submitted and approved.

You are advised that details submitted to discharge conditions 7 (Landscaping), 11 (Bird and Bat boxes) and 13 (Open Space Operation) are being currently assessed as part of application ref 2015/1833/P.

3 You are reminded that conditions 2 (design and materials), 3 (sample panels), 5 (obscure glazing), 7 (landscaping), 9 (tree protection), 10 (foundation design), 11 (bird/bat boxes), 14 (sound insulation), 17 (roof plant), 18 (contaminated ground investigation), 20 (cycle parking), 23 (community working group), 25 (CCTV), 26 (green roofs), 29 (highway works contract), 31 (sustainability targets), 33

(construction management plan), 34 (service management plan), 41 (travel plan), 47 (construction trade apprentices), all in relation to the CAMDEN STREET SITE PHASE ONLY, of planning permission granted on 30/10/2013 (ref 2013/1969/P) are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment