

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

Application Ref: **2015/2785/P**  
Please ask for: **Kathryn Moran**  
Telephone: 020 7974 **5709**

6 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Land Bounded by Haverstock Road**  
**121-211 Bacton Low Rise Estate**  
**113a**  
**115 and 117 Wellesley Road**  
**2-16 Vicars Road**  
**NW5**

#### **Proposal:**

Detail of construction management plan (CMP) in relation to condition 47 (partial discharge) of ref: 2012/6338/P (as amended by 2015/1189), for; 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: Construction Management Plan dated 13 May 2015

The Council has considered your application and decided to grant approval of details.



Informative(s):

1 Reason for Granting Permission:

A Construction Management Plan (CMP) was approved on 4th September 2014 (ref: 2013/7009/P) to partially discharge Condition 47 of Planning Permission 2012/6338/P.

Permission was subsequently granted on 27 March 2015 for amendments to the permission, namely removal of four plane trees in Vickers Road (ref: 2015/1189/P).

The applicant has submitted an updated CPM to take into account the removal of the trees. It has been considered by the Highways Officer who has raised no objection.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

It is considered the details provided are sufficient to partially discharge condition 47. Further CMPs are required for Phase 2 and 3 to fully discharge Condition 47.

- 2 You are reminded that conditions 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 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), 47 (CMP phase 2 and 3); 48 (off-site garage spaces), 49 (Burmarsh workshop refurbishment works) and 60 (replacement tree planting) of planning permission 2012/6338/P granted on 25/04/2013 (as amended by planning permission 2015/1189/P) 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 3 under application reference 2015/3867/P) and condition 34 (sustainable urban drainage under application ref 2014/7131/P) is 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment