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Application Ref: **2015/2652/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

25 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**67-72 Plender Street**  
**London**  
**NW1 0LG**

Proposal:  
Variation of condition 38 (relating to occupation of new residential units prior to occupation of the Community Centre) of planning permission dated 30.10.13 ref 2013/1969/P (for 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 with changing rooms, replacement Class A1 retail units and 31 'market' selfcontained flats, plus new public open space and 2 disability parking spaces next to Bayham Place).

Drawing Nos: site location plan

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition 38 of planning permission dated 30.10.13 ref 2013/1969/P shall be replaced with the following condition:



### REPLACEMENT CONDITION 38

Prior to the first occupation of the new residential units in Plender St Block B hereby approved, the Community Centre shall be constructed, fitted out and made available for occupation to the satisfaction of the Council.

Reason: To ensure the provision of a replacement community centre in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

1 Reasons for granting permission.

The original condition required that no flats at all could be occupied until the community centre was available for occupation. Due to delays, the Centre is not ready yet but the flats on Plender St Block A are ready for sale and occupation. The proposed reworded condition would not delay sale of these flats in Block A and would only restrict sale of flats in Block B prior to the Centre's completion. This is considered acceptable as it still retains a satisfactory trigger that requires completion of the centre before all the private flats are sold. The aims of providing a replacement community facility on this site are therefore protected.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS10 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP15 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.16- 3.19 of the London Plan 2015 and paragraphs 14, 17, and 69-78 of the National Planning Policy Framework.

2 You are advised that this decision relates only to the changed condition 38 and shall only be read in the context of the substantive permission granted on 30.10.13 under reference number 2013/1969/P and is bound by all the conditions and obligations attached to that permission.

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