

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

Application Ref: **2015/3355/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)

Approval of Details Granted

Address:
67-72 Plender Street
London
NW1 0LG

Proposal:
Details of sound insulation to flats and of CCTV equipment (both relating to the Plender St site only) pursuant to conditions 14 and 25 respectively 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: emails from Keith Rowley dated 11.6.15 and 14.9.15; Spectrum Acoustics letter dated 31.10.14; P3088-E-108G, 113F, 120F; Plender Street specifications- Part B Electrical Services, Part C Door Entry and Access Control

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

Informative(s):



1 Reasons for granting permission.

Condition 14- The submitted acoustic report demonstrates that appropriate sound insulation measures will be installed to the windows and facades to achieve adequate internal sound levels. This will provide acceptable living conditions.

Condition 25- The submitted details of CCTV installations are considered acceptable. They will provide adequate security for the community centre and the 2 residential entrances to upper floor flats and are discreet in design and location.

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 development is in general accordance with policies CS5, CS6, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 13 (Plender Street open space operation), 18(b) (contaminated land remediation reports), 31 (part relating to post-construction review prior to occupation of development), 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.
- 3 You are reminded that conditions 2 (design and materials), 3 (sample panels), 5 (obscure glazing), 7(a) (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), 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



Ed Watson

Director of Culture & Environment