

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

Application Ref: **2015/2650/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

16 November 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 condition 20 (Cycle Parking Provision) and condition 29 (Highway works), both relating to Plender St blocks, 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 selfcontained 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 selfcontained flats; plus new public open space next to Bayham Place).

Drawing Nos: A-104E, AA1056, AL-2001F; email from Keith Rowley dated 11.5.15, email correspondence with Camden Highways engineers; C6398-CE4.A



Informative(s):

1 Reasons for granting permission.

Condition 20- The cycle parking facilities comprise 32 spaces in 2 store rooms within the 2 Plender Street blocks, 10 spaces on visitor stands on the forecourt of the community centre and 10 spaces in a covered store in the public open space. The details have been revised to comply with Council standards as far as possible; although the 2 store rooms are somewhat substandard, this is considered acceptable on balance due to the internal space constraints provided by the building. The details have been reviewed by transport officers and are considered acceptable in providing adequate cycle parking facilities for the Plender Street development phase.

Condition 29- The details of the highway works contract have been reviewed by transport officers and are considered acceptable in securing implementation of the necessary highway repair works outside the Plender Street site.

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 and CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP17, DP21, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

2 You are advised to contact the Transport Implementation Team (Dave Stewart, tel 020-7974-5951) to establish a start date to carry out the required highway works.

3 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.

4 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

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

Ed Watson  
Director of Culture & Environment