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Application Ref: **2015/5610/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

25 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Abbey Co-op housing sites at Casterbridge Snowman Emminster & Hinstock and
Abbey Co-op Community Centre and Belsize Road car-park
Abbey Road
London
NW6 4DP**

Proposal: Details required by Condition 89 (Kings Cross Construction Skills - Phase 1 only) of planning permission 2013/4678/P granted on 16/05/2014 (for comprehensive phased redevelopment of site).

Drawing Nos: Additional Skills and Employment; Building Futures: NCFE Level 1 Award Occupational Studies Construction Skills; Construction Employment, Skills and Supply Plan / Employment & Skills Plan (Year 1 - 2016); Employment & Skills Plan (Year 2 - 2017); and ESP Method Statement

The Council has considered your application and decided to grant approval:

Informative(s):

- 1 Reasons for granting approval:

The application seeks to part discharge Condition 89 of planning permission



2013/4678/P (for comprehensive phased redevelopment of site) granted on 16/05/2014.

Condition 89 requires prior to commencement of each phase of development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition of the car park with its attached high level walkway) the applicant and/or developer to:

a) have entered into an agreement with Kings Cross Construction Skills Centre to ensure that all job vacancies during the construction phases are registered with KCC at the same time as other recruitment efforts and all reasonable endeavours are used to ensure that no less than 20% of the work force is comprised of residents of the London Borough of Camden,

b) have entered into an agreement with the Kings Cross Construction Skills Centre (KXCSC) to ensure that at least one construction industry apprenticeship for a Camden resident is recruited via the KXCSC for each 4000sqm of proposed floorspace within that phase, each apprentice to be employed for at least 52 weeks and

c) have demonstrated that they have worked with the Council's local procurement team to provide opportunities for Camden-based businesses to tender for the supply of goods and services during construction.

The details submitted for Phase 1 have been reviewed by the Council's Business Opportunities Manager who consider them sufficient to meet the requirements of the condition.

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

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Condition 89 and the details provided in relation to Phase 1 are in general accordance with policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that Conditions 3 (Reserved matters), 12 (Phase 1: car park management), 15 (Phase 1: public realm improvements), 16 (Environmental improvements), 19 (Phase 1: biodiversity details), 22 (Phase 1: employment floorspace), 23 (Phase 1: community safety), 24 (Phase 1: employment initiative contribution), 25 (Phase 1: servicing management plan), 27 (Outline: construction timetable), 28 (Outline: compliance report), 29 (Outline: matters reserved), 32 (Outline: housing reconciliation), 33 (Outline: housing reconciliation), 34 (Outline: deferred affordable housing contribution), 35 (Outline: residential privacy), 36 (Outline: external noise and vibration), 37 (Outline: refuse and recycling (Phases 2 and 3)), 39 (Outline: open space strategy), 40 (Outline: protection of trees), 41

(Outline: tree removal), 43 (Outline: provision of health facilities), 44 (Outline: provision of Abbey Coop Office), 45 (Outline: Phase 2 site management plan), 46 (Outline: Phase 3 parking management), 47 (Outline: safeguarding for cycle hire), 48 (Outline: public realm improvements), 49 (Outline: Phase 2 public realm improvements), 50 (Outline: Phase 3), 51 (Outline: Phase 3 servicing management plan), 52 (Outline: cycle parking), 53 (Outline: countdown system), 54 (Outline: electric car charging point), 55 (Outline: acoustic report), 56 (Outline: drainage and SUDS), 57 (Outline: energy efficiency), 58 (Outline: code for sustainable homes), 59 (Outline: BREEAM), 61 (Outline: biodiversity strategy), 62 (Outline: Phase 2 design), 63 (Outline: Phase 3 employment strategy), 66 (Outline: Phase 3 basement), 67 (Outline: community safety), 71 (slab levels), 76 (Adoption of highways), 77 (CMP), 78 (Residential travel plan), 79 (Workplace travel plan), 80 (levels), 83 (Ducting and ventilation), 86 (Contamination assessment), 87 (Site investigation and submission of a remediation scheme), 88 (Reporting and management of significant additional contamination), 89 (Kings Cross Construction Skills - Phases 2 and 3), 90 (Piling method statement), 91 (Education), 93 (Phase 1: Codes for Sustainable Homes certification) and 94 (Phase 1: BREEAM Certification) of planning permission 2013/4678/P remain outstanding.

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