

Keith Rowley
RPS Group
Highfield House
5 Ridgeway
Quinton Business Park
Birmingham
B32 1AF

Application Ref: **2015/6421/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

27 January 2016

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 31 (relating to timing of submission of post-construction reviews) 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' self-contained flats, plus new public open space and 2 disability parking spaces next to Bayham Place.

Drawing Nos: Email from Shaun Nudd dated 3.12.15 regarding condition 31 (titled RE: plender st CIP- 2015/6421/new)

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

Condition(s) and Reason(s):

- 1 Condition no. 31 of planning permission 2013/1969/P shall be replaced with the following condition:



REPLACEMENT CONDITION 31

* (a) Prior to commencement of the development (excluding enabling works) of each site in Plender Street and Camden Street, detailed statements shall be submitted to and approved by the local planning authority, showing how the Code for Sustainable Homes Level 4 target for the residential units and the BREEAM Very Good target for the community centre shall be achieved (based on the Sustainability Statement and Energy Statement hereby approved).

(b) Within 6 months of the first occupation of each development (the date of which shall be advised to the Council), post-construction reviews (with appropriate certificates) shall be submitted to and approved by the local planning authority, demonstrating that the approved targets have been met for each site and that the developments have been constructed and fitted out accordingly.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that this decision relates only to the changed condition 31 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.
- 2 Reasons for granting permission.

The original condition (2nd part) required post-construction reviews to be submitted and approved before any occupation of each development, including both the flats and community centre. Due to the lengthy processes and timings involved in commissioning and completing the CfSH / BREEAM certificates, the applicants are likely to experience a significant delay of up to 6 months after practical completion, which could result in loss of revenue to the Council in selling the flats and logistical difficulties in occupying the replacement Centre. The proposed reworded condition would ensure that appropriate certificates are submitted for approval within a specified reasonable and enforceable timescale and yet would not unduly delay the occupation of these units. This is considered acceptable as it still ensures that the Council retains enforceable control over the sustainable credentials of the flats and Centre.

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 policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development

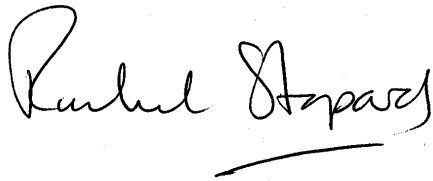
also accords with policies 5.1- 5.15 of the London Plan 2015 and paragraphs 14, 17, 69-78 and 93-108 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment