

Mr. Daniel Parry-Davies  
Pollard Thomas Edwards  
Diespeker Wharf  
38 Graham Street  
London  
N1 8JX

Application Ref: **2015/4697/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

15 February 2016

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 pursuant to Condition 80 (Level Plans) of planning permission 2013/4678/P granted on 16/05/14 for hybrid application for phased redevelopment of site.

Drawing Nos: SK 004 Rev B and SK 005 Rev B

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

Informative(s):

- 1 Reasons for granting approval:

The application seeks to discharge Condition 80 of planning permission 2013/4678/P (for comprehensive phased redevelopment of site) granted on



16/05/2014.

Condition 80 requires the submission and approval of plans demonstrating the levels at the interface of the relevant phase of development with the boundary of the Property and the Public Highway prior to any part of each development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition) commencing.

The details submitted have been reviewed by the Council's Transportation Section 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 80 and the details provided are in general accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

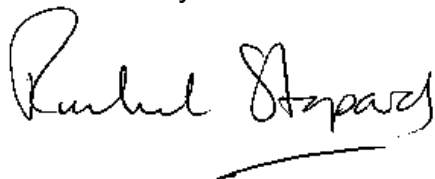
- 2 You are advised that Conditions 3 (Reserved matters), 12 (Phase 1: car park management), 15 (Phase 1: public realm improvements), 16 (Environmental improvements), 22 (Phase 1: employment floorspace), 23 (Phase 1: community safety), 24 (Phase 1: employment initiative contribution), 25 (Phase 1: servicing 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), 76 (Adoption of highways), 77 (CMP), 78 (Residential travel plan), 79 (Workplace travel plan), 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), 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment