

Miss Poppy Carmody-Morgan
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

Application Ref: **2016/0762/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

2 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Approval of Details Granted

Address:

**Land bounded by Grafton Terrace
Maitland Park Villas and Maitland Park
containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park Villas
containing existing Aspen House
gymnasium and garages**

Proposal:

Details of contributions for open space, education, public realm, CO2 offset and highways required by conditions 23, 24, 25, 27 & 32 of planning permission 2014/5840/P dated 31/03/2015, for; 'Provision of 112 residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace'.

Drawing Nos: Cover letter prepared by Qoud dated 10/02/2016

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reasons for granting permission.



The planning obligations team have confirmed the contributions for open space, education, public realm, CO2 offset and highways were paid 14th January 2016.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies CS5, CS10, CS11, CS13, CS15, CS17 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP16, DP17, DP20, DP21, DP22, DP23, DP31 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

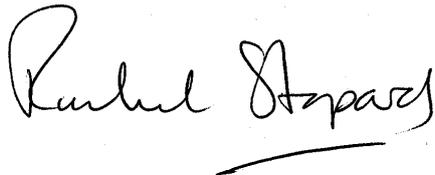
- 2 You are reminded that conditions 4 (brickwork sample panel), 7 (SUDS), 8 (contamination), 10 (hard and soft landscaping), 13 (tree protection), 17 (detailed drawings and material samples), 20 (parking management plan), 21 (sustainability assessment), 22 (CMP), 26 (level plans), 28 (local employment), 29 (local procurement), and 31 (energy efficiency and renewables plan) of planning permission granted on 31/3/15 ref: 2014/5840/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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment