

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

Application Ref: **2015/6978/P**
Please ask for: **Charles Thuairé**
Telephone: 020 7974 **5867**

24 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
67-72 Plender Street
London
NW1 0LG

Proposal:

Details required by conditions 7c (Landscaping of open space), 13 (Open space operation) and 18b (contaminated land investigation and remediation measures) (both relating to the Plender St and open space sites only) of 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 self-contained 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 self-contained flats; plus new public open space next to Bayham Place).

Drawing Nos: RSA Geotechnics Ltd letters dated 3.3.16 ref AMP/13804VA/LMA and 16.11.15 ref CJS/13804G12/PJB; DERV assessment sheet; Bulk Analysis report no.BK50272; Method of Works statement doc ref 001 dated 17.11.15; Prodem asbestos samples location plan; Risk assessment spreadsheet for asbestos soils; Remediation Strategy plan ref C6398-CE8.B; RSA Remediation Method Statement ref 13804RS dated March 2016; Open Space Management Plan; AL-2001 rev T, 2002 rev K, 2006 rev D.

The Council has considered your application and decided to grant permission



Informative(s):

1 Reasons for granting permission.

Condition 7c- The revised landscaping details for the new open space, now incorporating new fencing to create 2 separately managed spaces, are considered to be of high quality. They contain attractive paving and furniture and a broad range of plant species which will enhance the biodiversity of the area and are suitable for the site. The fencing and lighting for the new open spaces provide appropriate security measures and are visually acceptable.

Condition 13- The proposed Open Space Management Plan is considered acceptable in showing the nature of 2 separately managed spaces, their use and operation by the public, opening hours, management and maintenance. The spaces will benefit the overall public, users of the community centre and local residents.

Condition 18b- The submitted details of the ground investigation results and the remediation measures implemented have been reviewed and found acceptable by Environmental Health officers.

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 details are in general accordance with policies CS5, CS14, CS15 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP24, DP26 and DP31 of the London Borough of Camden Local Development Framework Development Policies.

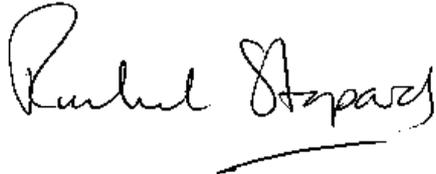
- 2 You are reminded that condition 31b (post-construction review within 6 months of occupation of development), in relation to the PLENDER STREET SITE PHASE ONLY, of planning permission granted on 30/10/2013 (ref 2013/1969/P) is outstanding and requires details to be submitted and approved.
- 3 You 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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment