

Daniel Parry-Davies
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38 Graham Street,
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Application Ref: **2015/6076/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

22 April 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 86 (Contamination Assessment for Phase 1 only) of planning permission 2013/4678/P (for comprehensive phased redevelopment of site) granted on 16/05/2014.

Drawing Nos: Ground Investigation Report by Listers Geotechnical Consultants (ref. 15.07.037) dated February 2016

Informative(s):

- 1 Reasons for granting approval:

The application seeks to part discharge Condition 86 of planning permission 2013/4678/P (for comprehensive phased redevelopment of site) granted on



16/05/2014.

Condition 86 requires the submission and approval of a detailed written scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation for that phase prior to the commencement of the development of each phase in order to consider the potential contamination risks on the site.

The details submitted relate to Phase 1 of the development only. The information submitted has been reviewed by the Council's Environmental Health Section who consider it 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 86 in relation to Phase 1 and the details provided are in general accordance with policy CS16 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 - Phases 2 and 3), 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

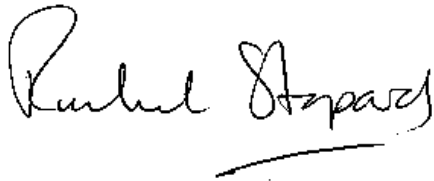
(Phase 1: BREEAM Certification) of planning permission 2013/4678/P remain outstanding.

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 drawn underneath the name.

Rachel Stopard
Director of Supporting Communities