

11th April 2016

Michael Cassidy
Regeneration and Planning
Culture and Environment
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

Dear Michael,

JUNCTION OF ABBEY ROAD AND BELISIZE ROAD, LONDON, NW6 4DP

SUBMISSION OF DETAILS RESERVED BY CONDITION 16 FOR PLANNING PERMISSION 2013/4678/P

On behalf of the London Borough of Camden Housing and Adult Social Care ('HASC') (hereafter referred to as 'the Applicant') please find enclosed details in relation to Condition 16 of planning permission 2013/4678/P dated 16 May 2014.

This submission of details follows a formal submission (December 2015) which sought the approval of details reserved by Condition 48. Condition 48 states that:

*48 ** Outline: Public realm improvements*

Applications for reserved matters for landscaping in phase 2 or 3 shall be accompanied by details of public realm improvements for the whole of the junction and the public highway within the site and the public realm within both phases. Such details to be prepared in conjunction with the Council's Transport Design (Transport Strategy Service) and Highway Implementation (Engineering Service) teams. Such matters to include the following details:

- a. *Results of comprehensive investigation into options for traffic calming on the approaches to and at the junction including consideration and modelling of removal of traffic signals,*
- b. *All works to the highways and public areas,*
- c. *Location, type and access considerations of cycle, vehicle and disabled parking and loading bays,*
- d. *Position specification and design of external lighting and alterations to junction and pavement lines,*
- e. *Street furniture,*
- f. *All hard and soft landscaping and tree pits,*

- g. Anticipated pedestrian movement and desire lines,
- h. Details of tree root protection areas supported by evidence from intrusive site investigation prepared by a qualified arboriculturalist and
- i. Informal crossings on Abbey Road and Belsize Road to align with the pedestrian route through phase 3.

Reason: To ensure that the pedestrian environment is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

Following the submission of the application in December 2015 (RN:2015/7143/P) discussions have been undertaken with the applicant and the Local Planning Authority which have concluded in the confirmation that the information provided within the submission for the approval of Condition 48 is also sufficient to discharge Condition 16 of the same permission.

Condition 16 of Planning Permission 2013/4678/P states that:

*16** Environmental Improvements*

Prior to commencement of phase 1 of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures have been put in place to secure improvements to the pedestrian and cycling environmental in the vicinity of the site shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall be completed prior to first occupation of phase 1

Reason: To ensure that the pedestrian environment is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

Both Condition 48 and Condition 16 specifically relate to the improvement of the public realm surrounding the junction of Abbey Road and Belsize Road. In conjunction with the London Borough of Camden Highways team, a revised and improved junction has been designed which satisfies the requirements of both conditions in full.

The Proposals

The proposals for this central area include a high quality junction design along with high quality and well-designed public realm.

The key amendments to the junction are as follows:

- Re-alignment of the existing pedestrian crossings on all arms at the junction;
- Removal of pedestrian refuge islands on the Abbey Road North arm and Belsize Road East arm; and
- Introduction of new diagonal crossings at the junction.

This comprehensive re-design has therefore satisfied the requirements of both Condition 16 and Condition 48 in that they provide extensive improvements to the to the pedestrian and cycling environment in the vicinity of the site.

In summary, this submission details how the details and documentation submitted for the currently pending application which sought to discharge Condition 48 are also sufficient in discharging Condition 16 of the same original permission. Therefore we would request that the description of development for the application reference: 2015/7143/P is amended to include Condition 16. The description would therefore state:

Details pursuant to Condition 16 (Environmental Improvements) and Condition 48 (Public Realm Improvements) of planning permission 2013/4678/P (for comprehensive phased redevelopment of site) granted on 16/05/2014.

It is our view that there is no requirement for any additional materials in order to determine this application.

It is considered that the details provided above, together with the submitted documentation for Condition No.48 are sufficient to discharge condition No. 16 in full. However, should you require any additional information or require clarification on any aspect then please do not hesitate to contact myself or my colleague Laura Morris (020 3214 1896).

I look forward to receiving acknowledgement of receipt of this application in due course and the approval of this submission.

Yours sincerely



DEBORAH RENN
SENIOR PLANNER

Encl.
Submission covering letter 2015/7143/P