

Mr Aaron Brown
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

Application Ref: **2016/2508/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

12 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land bounded by Haverstock Road

**Wellesley Road and Vicar's Road including Nos 121-211 Bacton Low Rise Estate
113a,115 and 117 Wellesley Road and 2-16 Vicar's Road**

Gospel Oak

London

NW5

Proposal:

Partial approval of condition 19 (noise and vibration mitigation) in respect of Block B1 of application granted on 25/04/2013 (ref: 2012/6338/P) and subsequently varied on 27/03/2015 (ref: 2015/1189/P) and 09/03/2016 (ref: 2014/3633/P for redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings (99 Class C3 residential units Nos. 121-219 Bacton Low Rise; Class B1 offices at 115 Wellesley Road; Class B1 workshops at 2-16 Vicar's Road), to provide within buildings ranging from 2-8 storeys in height a total of 290 Class C3 residential units, comprising 176 market, 10 intermediate and 104 social rent units, 3 employment units (Class B1), new and altered public realm, landscaping, vehicular and pedestrian links/accesses, vehicular and cycle parking, bin storage and associated works.



Informative(s):

- 1 The submitted details have been fully assessed and are considered to have demonstrated full compliance with the aims of condition 19 on the impact of external noises to the habitable rooms. All relevant teams have been consulted. The Noise Officer has confirmed that the details are satisfactory.

This is a partial discharge of condition relating to block B1 only, sound information relating to block C of the development will be submitted in due course

The site's planning history has been taken into account when coming to this decision. The merits of the development have already been assessed under the original planning permission.

As such the proposed development is in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposal also accords with The London Plan 2016 the National Planning Policy Framework 2012.

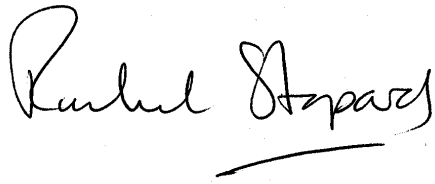
- 2 You are reminded that part of conditions 3 (detailed drawings), 5 (privacy screens), part of 6 (overlooking measures), 7 (waste storage), 9 (cycle parking), 11 (electric vehicle charging points), 16 (vibro-compaction machinery), 19 (sound insulation RELATING TO BLOOCK C); 24 (basement construction), part of 25 (contaminated land), part of 26 (biodiverse living roofs), part of 27 (bird and bat measures), part of 28 (lighting strategy), part of 32 (building foundations), part of 34 (sustainable urban drainage), 36 (CCTV), 37 (car-club), 40 (re-appraisal of financial viability), 43 (energy efficiency), part of 44 (code for sustainable homes), 46 (travel plan), 47 (CMP phase 2 and 3); 48 (off-site garage spaces), 49 (Burmarsh workshop refurbishment works) and 60 (replacement tree planting) of planning permission 2012/6338/P granted on 25/04/2013 (as amended by planning permission 2015/1189/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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities