

Alistair Walker  
Quod  
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17 Broadwick Street  
London  
W1F 0AX

Application Ref: **2016/4889/P**  
Please ask for: **Fergus Freney**  
Telephone: 020 7974 **3366**

16 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)  
Town & Country Planning (Development Management Procedure) Order 2010  
Town & Country Planning (Environmental Impact Assessment) Regulations 2011

### **Request for Screening Opinion EIA Not Required**

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 4PU**

Proposal: Request for Environmental Impact Assessment (EIA) screening opinion for works comprising variation of approved Phase 2 of the consented Bacton Low Rise Estate Regeneration (for the provision of 294 homes) to create an additional 20 units, increase in commercial floorspace and associated alterations within the proposed development.

Drawing Nos: Quod Cover Letter (dated 05 September 2016)

The Council has considered your application and offers the following opinion:

The proposal falls within the description at paragraph 10b of Schedule 2 and exceeds the threshold of 0.5 hectares in column 2 of the table in Schedule 2 of the 2011 Regulations.

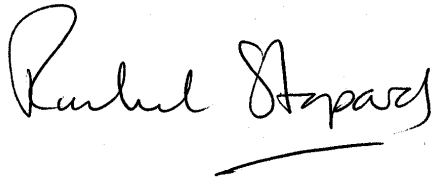


Therefore the Council considers the proposal to be 'Schedule 2 development' within the meaning of the 2011 Regulations. Accordingly, the Council has considered if the proposed development is likely to have significant effects on the environment. In determining such effects, the Secretary of State has taken into account the criteria for screening Schedule 2 development set out in Schedule 3 of the Regulations. These are the characteristics of the development, its location and the characteristics of the potential impact.

Based upon the description of the development provided and the information provided in your submissions received on 06/09/16, the development is not considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Accordingly, in exercise of the powers conferred by regulation 5(5) of the 2011 Regulations, the Council hereby considers that the proposed development described in your request and the documents submitted with it, is not 'EIA development' within the meaning of the 2011 Regulations.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities

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