

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

Application Ref: **2016/5003/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

21 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
St Pancras Community Centre
67 Plender Street
London
NW1 0LB

Proposal:
Details required by condition 31b (BREEAM post-construction review of community centre) of planning permission ref: 2013/1969/P granted on 30/10/2013 (as varied by approval of variation of condition 31 dated 27.01.16 ref 2015/6421/P) (for the redevelopment of 67-72 Plender Street, Bayham Place garages and Richard Cobden School changing rooms on Plender Street to provide two 4-4 storey blocks for a new Class D1 community centre with changing rooms, replacement Class A1 retail units and 31 'market' self contained flats, plus new public open space and 2 disability parking spaces next to Bayham Place)
Drawing Nos: BREEAM Interim Certificate- Design Stage dated 7.9.16

The Council has considered your application and decided to grant approval of details.

Informative(s):



1 Reasons for granting permission-

Part (b) of condition 31 requires that within 6 months of the first occupation of each development, post-construction reviews (with appropriate certificates) shall be submitted to and approved by the local planning authority.

The submitted BREEAM certificate relates to the new community centre as completed and fitted out and it demonstrates that an 'Excellent' target has been met which exceeds the originally approved 'Very Good' target. This shows that a sustainable and resource efficient development has been provided here.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

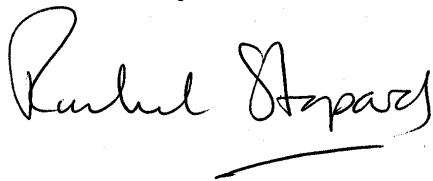
- 2 You are reminded that condition 31b (post-construction review within 6 months of occupation of development), in relation to the residential flats of the Plender Street Site Phase only, of planning permission granted on 30/10/2013 (ref 2013/1969/P) is outstanding and requires details to be submitted and approved.

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



Rachel Stopard
Executive Director Supporting Communities