

Mr Senan Seaton Kelly
Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Application Ref: **2016/5287/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

28 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Regent's Park Estate
Robert Street
London
NW1

Proposal: Details of Sustainability Plan, Affordable Housing Plan, Pedestrian Access Plan and Phasing Plan as required by conditions 35, 42, 48 and 49 of planning permission ref 2015/3076/P dated 09/12/2015 (for a two-phased mixed use development to provide 116 residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots in association with High Speed 2 proposals.

Drawing Nos: Letter from Ingleton Wood dated 26th February 2016, Affordable Housing Plan Shadow Section 106 Agreement dated February 2016, VARS-IW-XX-XX-DR-A-10.0.03 Rev D, RPE-IW-XX-DR-A-10.0.01 Rev A, Regent's Park Estate Contract Programme Rev 04a, Cover Letter from Tibbalds RE: Regent's Park Estate, London, NW1 - Discharge of condition 49 dated 16th December 2016 and the CMP Appendix H - All sites Logistics Plans.



Informative(s):

1 Reasons for granting:

Condition 35: The applicant has provided a sustainability statement in respect of the non-residential space within the development. The statement has been reviewed by the Council's Sustainability officer who has confirmed condition 35 can be approved.

Condition 42: The applicant has provided a plan outlining the provision of affordable housing, as agreed during the application together with details of what would happen with the affordable housing in the event that HS2 is not brought forward. For each of the scenarios the applicant has demonstrated the relevant points required by condition 42. The Council's Affordable Housing Development Co-ordinator has reviewed the plan and considers it acceptable for the approval of condition 42.

Condition 48: This condition requires the applicant to provide a plan setting out how pedestrian and cycle access route across the estate would be maintained and enhanced during the construction period. Of the 8 development sites within the estate, only one would require pedestrian access routes to be amended, which is Varndell Street. The applicant has provided a plan annotating where the pavement would be suspended during construction and the alternative route that pedestrians would be required to use to maintain a pedestrian route through this part of the estate. It is also worth noting that Appendix H of the Construction Management Plan as approved under Reference 2016/0156/P dated 06/05/2016, includes an all sites logistics plan which demonstrates that pedestrian access would be maintained across all other sites. It is considered the details provided are sufficient for the approval of condition 48.

Condition 49: This condition requires the submission of a draft phasing plan for both phases of the development. The details submitted identify the construction programme for each site and confirm that the Dick Collins Hall site will not be implemented until the community centre within the Robert Street Car Park is ready for occupation, the applicant will allow for a two week decant period to allow for the transition from one community centre to the other. In light of this the details provided are sufficient for the approval of condition 49.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

The submitted details are in general accordance with policies CS5, CS6, CS7, CS11, CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP3, DP4, DP5, DP6, DP12, DP17, DP22, DP23 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

2 You are reminded that conditions 6, 7, 8, 11(a,b,c,e), 14, 15, 18, 20-23, 25, 26, 28, 29, 31, 33(in relation to phase 2), 34, 36, 37, 39-41, 44, 45 and 50 of planning permission 2015/3076/P dated 09/12/2015 are outstanding and require details to

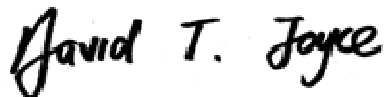
be submitted and approved.

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 "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Executive Director Supporting Communities