

Application Ref: **2016/6365/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

26 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Abbey Co-op housing sites at Casterbridge Snowman Emminster & Hinstock and
Abbey Co-op Community Centre and Belsize Road car-park
Abbey Road
London
NW6 4DP**



Proposal: Details pursuant to Conditions 87 (contamination - Phase 1) and 91 (education contribution) of planning permission 2013/4678/P, dated 16/05/2014, for phased redevelopment of site comprising detailed application for Phase 1 and outline application for layout and access only for Phases 2 and 3 (scale, appearance and landscaping are reserved matters). Full details provided for Phase 1 comprising: up to 141 residential units (including up to 66 affordable units) in a 14 storey tower and 6 storey block, with 522.5 sq m of retail floorspace (Class A1) and 398.9 sq m of flexible commercial floorspace (Classes A1-A5 and B1) at ground floor and associated space for parking, plant, servicing, ancillary storage and energy centre at basement level. Phase 1 includes open space and landscaping, alterations to existing highway layout and creation of new access routes, following demolition of the Belsize Road car park building. Phase 2 to comprise up to 2,500 sq m of community and health uses (Class D1) and up to 126sqm of office space (Class B1) in a two storey building following demolition of existing high level walkways. Phase 3 to comprise up to 85 residential flats in 6/7 storey blocks and 15 mews houses (including up to 48 affordable units), up to 120sqm of office space (Class B1) and up to 645sqm of flexible commercial floorspace (Classes A1-A5) and associated ancillary space for parking, plant and servicing in basement. Phases 2 and 3 include open space, landscaping, alterations to existing highway layout and new access routes. Phase 3 to follow demolition of the Abbey Community Centre and Hinstock and Emminster blocks including Belsize Priory Health and Medical centre, residential and commercial units and site-wide walkways.

Drawing Nos: Ground Investigation Report (ref. 15.07.037) dated October 2015; Remediation Method Statement (ref. 16/04.029) dated May 2016; Section 106 Discharge Notice dated 30/09/2015; and Letter from Wates dated 24/01/2017

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval:

The application seeks to discharge Conditions 87 and 91 of planning permission 2013/4678/P (for comprehensive phased redevelopment of site) granted on 16/05/2014.

Condition 87 requires a site investigation to be undertaken for each phase of the development in accordance with the approved scheme of assessment and for the written results to be provided to the local planning authority for their approval. It further requires a remediation scheme to be agreed in writing prior to the commencement of the development of each phase (other than the demolition of the carpark).

Condition 91 requires confirmation that the necessary measures to secure appropriate measures to support the local education infrastructure to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of phases 1 and 3 of the development.

The Section 106 Discharge Notice confirms that appropriate measures to support the local education infrastructure have been secured with an Educational Contribution having been made. This is considered sufficient to discharge Condition 91.

The details submitted pursuant to Condition 87 (in relation to Phase 1) have been reviewed by the Council's Environmental Health Section who considers the information sufficient to meet the requirements of the condition.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Conditions 87 (for Phase 1) and 91 and the details provided are in general accordance with Policies CS5 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP19 of the London Borough of Camden Local Development Framework Development Policies.

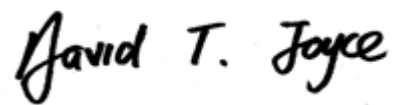
- 2 You are advised that Conditions 3 (Reserved matters), 12 (Phase 1: car park management), 15 (Phase 1: public realm improvements), 16 (Environmental improvements), 22 (Phase 1: employment floorspace), 23 (Phase 1: community safety), 24 (Phase 1: employment initiative contribution), 25 (Phase 1: servicing management plan), 27 (Outline: construction timetable), 28 (Outline: compliance report), 29 (Outline: matters reserved), 32 (Outline: housing reconciliation), 33 (Outline: housing reconciliation), 34 (Outline: deferred affordable housing contribution), 35 (Outline: residential privacy), 36 (Outline: external noise and vibration), 37 (Outline: refuse and recycling (Phases 2 and 3)), 39 (Outline: open space strategy), 40 (Outline: protection of trees), 41 (Outline: tree removal), 43 (Outline: provision of health facilities), 44 (Outline: provision of Abbey Coop Office), 45 (Outline: Phase 2 site management plan), 46 (Outline: Phase 3 parking management), 47 (Outline: safeguarding for cycle hire), 48 (Outline: public realm improvements), 49 (Outline: Phase 2 public realm improvements), 50 (Outline: Phase 3), 51 (Outline: Phase 3 servicing management plan), 52 (Outline: cycle parking), 53 (Outline: countdown system), 54 (Outline: electric car charging point), 55 (Outline: acoustic report), 56 (Outline: drainage and SUDS), 57 (Outline: energy efficiency), 58 (Outline: code for sustainable homes), 59 (Outline: BREEAM), 61 (Outline: biodiversity strategy), 62 (Outline: Phase 2 design), 63 (Outline: Phase 3 employment strategy), 66 (Outline: Phase 3 basement), 67 (Outline: community safety), 76 (Adoption of highways), 78 (Residential travel plan), 79 (Workplace travel plan), 83 (Ducting and ventilation), 86 (Contamination assessment - Phases 2 and 3), 87 (Site investigation and submission of a remediation scheme - Phases 2 and 3), 88 (Reporting and management of significant additional contamination), 89 (Kings Cross Construction Skills - Phases 2 and 3), 93 (Phase 1: Codes for Sustainable Homes certification) and 94 (Phase 1: BREEAM Certification) of planning permission 2013/4678/P remain outstanding.

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