

Miss Lizzie Cowan  
Tibbalds Planning and Urban Design  
19 Maltings Place  
169 Tower Bridge Road  
London SE1 3JB

Application Ref: **2016/6533/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

21 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Tybalds Estate**  
**New North Street**  
**London**  
**WC1N 3JT**

Proposal:  
Details required by condition 34 (phasing plan) attached to planning permission 2013/1014/P granted on 13/05/2014 for mixed use development to provide 93 residential units and associated works.

Drawing Nos: Tybalds estate Tenure and Phasing information table- revision 2 dated 25.11.16

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

Informative(s):

- 1 Reasons for granting permission.

The previously approved Phasing Plan (ref 2016/5750/P approved on 25.10.16)



has had to be amended to take account of a need to accommodate the affordable housing requirements of another housing scheme at Parker House nearby, with 5 private units now to be used as affordable housing ones. The submitted revised Phasing Plan nevertheless still shows that there will be a balanced delivery of affordable and market housing units in broadly equal measures for both phases 1 and 2 of the development, which is considered to satisfy the requirements of this condition.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policy CS6 of the London Borough of Camden Local Development Framework Core Strategy; policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies; and policies H1, H4 and H6 of the Camden Local Plan Submission Draft 2016.

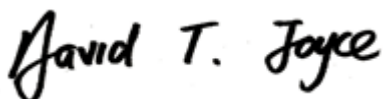
- 2 You are reminded that conditions 6 (privacy measures), 29(b) (contaminated land investigation and remedial measures), 31 (CCTV), 40 (education measures contribution), 43 (highway works contribution), 44 (environmental works contribution) of planning permission ref 2013/1014/P dated 13/05/2014 are 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



David Joyce  
Director of Regeneration and Planning