

Ms Poppy Carmody-Morgan
Quod
QUOD INGENI BUILDING
London
W1F 0AX

Application Ref: **2016/5943/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

10 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

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**

Proposal: Partial details of condition 47 (Construction Management Plan) of 2012/6338/P dated 25/04/2013 (and amended by 2014/3633/P dated 9/03/2016 and 2015/1189/P dated 27/03/2017) for Redevelopment of Bacton Low Rise Estate.

Drawing Nos: Cover letter (dated 28th October); Construction Demolition Management Plan (dated October 2016); Noise and Vibration Assessment (November 2012); Construction Noise Monitoring (01/03/2017); Asbestos Pre-Demolition Survey Report; Survey Inspection Detail, Sample Test Report and Risk Level Assessment Report;



202_A_P_001_00; CMP Pro-forma (updated 6/04/2017); Air Quality Assessment (22/03/2017)

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

Informative(s):

- 1 Partial details of condition 47 (Construction Management Plan) of 2012/6338/P dated 25/04/2013 (and amended by 2014/3633/P dated 9/03/2016) for Redevelopment of Bacton Low Rise Estate.

This application seeks to partially discharge condition 47 in relation to the demolition in relation to phase 2 of the development. The CMP relating to the demolition phase of the DHO site (the demolition plan) has already been approved (2013/4409/P, dated 25/09/2013). This application seeks a similar approach to allow for demolition to be carried out, with additional CMP details to follow at a later date.

The submitted Construction Management Plan relating to the demolition on site, has been prepared using the relevant Council's pro-forma and meets the relevant requirements in respect of a CMP for development of this scale. The Transport Strategy team have reviewed the document and confirm that the contents raise no significant transport related concerns. Additional CMP documentation will be required to be submitted prior to construction to fully discharge the condition.

The document was also assessed by a Council's Environmental Health team who consider that the installation procedures should not result in any harmful environmental impacts.

As such, the proposed development is in general accordance with policy CS11 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework and policies A1, A4, T4 and DM1 of the Camden Local Plan Submission Draft 2016.

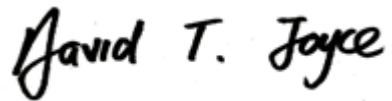
- 2 You are advised this approval relates to only part of this condition 47 regarding the demolition part of the CMP of phase 2 of the development. Details of the construction aspect for phase 2 the development is outstanding and must be submitted to and approved by the Council.
- 3 You are reminded that the following conditions- part of 3 (detailed drawings), 5 (privacy screens), part of 6 (overlooking measures), 7 (waste storage), 9 (cycle parking), 11 (electric vehicle charging points), 16 (vibro-compaction machinery), 19 (sound insulation), 24 (basement construction), part of 25 (contaminated land), part of 26 (biodiverse living roofs), part of 27 (bird and bat measures), part of 28 (lighting strategy), part of 32 (building foundations), part of 34 (sustainable urban drainage), 36 (CCTV), 37 (car-club), 40 (re-appraisal of financial viability), 43 (energy efficiency), part of 44 (code for sustainable homes), 46 (travel plan), part of 47 (CMP phase 2 and 3); 48 (off-site garage spaces), 49 (Burmarsch workshop refurbishment works) and 60 (replacement tree planting)- of planning permission 2012/6338/P granted on 25/04/2013 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning