

Mr Aaron Brown
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

Application Ref: **2016/2448/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

25 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land bounded by Grafton Terrace Maitland Park Villas and Maitland Park containing existing TRA Hall and Garages; and Land adjacent to Maitland Park Villas containing existing Aspen House gymnasium and garages

Proposal:

Details of Construction Management Plan (relating to the demolition phase) required by condition 22 of 2014/5840/P dated 31/03/2015 (for provision of 112 residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).

Drawing Nos: Site location plan; Welfare specifications document; Demolition Phase - Health & Safety Plan; Fire and Safety and Emergency Plan; Method Statement 09/06/2016; Risk Assessment Form; Site Waste Management Plan; Site Traffic Management Plan; Site Waste Management Plan Data Sheet; Protection of Nearby Residents & Local Businesses; CMP pro forma dated 20/01/17

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting approval.



It is noted that the wording of condition 22 was previously varied by planning permission granted 14/04/2016 (ref:2015/6696/P).

The submitted Construction Management Plan (as it solely relates to demolition) has been reviewed by the Council's environmental health team and transport team and, following amendments, has been agreed to be acceptable. It will ensure there will be no demonstrable harm caused to local amenity and transport conditions.

The planning and appeal history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy; policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies; and policies A1 and T1 of the Camden Local Plan Submission Draft 2016.

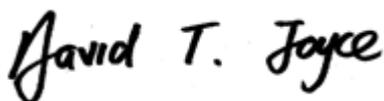
- 2 You are reminded that conditions 4 (facing brickwork), 7 (SUDS), 8b (ground investigation), 10 (hard and soft landscaping), 17 (detailed drawings and material samples), 20 (parking management plan), 21 (sustainability assessment), 22 (CMP relating to construction phase), 26 (level plans), 28 (local employment), 29 (local procurement), and 31 (energy efficiency and renewables plan) of planning permission granted on 31/3/15 ref: 2014/5840/P are outstanding and require details to be submitted and approved.
- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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