

Mr Simon McCafferty
SADA Architecture
Suite 14 4-6 Arquen House
Spicer Street
St Albans
AL3 4PQ

Application Ref: **2016/6740/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

6 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Camden Studios
Camden Street
London
NW1 0LG

Proposal:

Details of conditions 23 (community working group), 29 (highway works contract), 31 (Code for Sustainable Homes), 33 (Construction Management Plan) and 47 (construction trade apprentices), all relating to the Camden St site only, attached to planning permission ref 2013/1969/P dated 30/10/13 (for the redevelopment of 30 Camden Street to provide a 3-4 storey block for 14 selfcontained flats; redevelopment of 67-72 Plender Street, Bayham Place Estate garages and Richard Cobden School changing rooms on Plender St to provide two 4-5 storey blocks for a new Class D1 community centre, replacement Class A1 retail units and 31 selfcontained flats; plus new public open space next to Bayham Place).

Drawing Nos: Employment Skills and Supply Plan for 30 Camden Street; letter from Quinn dated 3.11.16 re trainee training; CMP revision D (with appendices A-H) dated 17.3.17 by Quinn London Ltd; email from Henry Kiviorg re TfL contract; email with attachments from Michael Mullen dated 19.12.16 re CWG; minutes of meeting with Quinn and Camden Studios 26.9.16; 'Meet the Contractor' event flyer; Code for Sustainable Homes pre-assessment report by Stroma dated 23.11.16; cover letter from SADA dated 25.11.16



The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval

Condition 23- the details submitted for the community working group are considered acceptable as they show an appropriate of community engagement and liaison for the demolition and construction phases.

Condition 29- the details submitted for the highway works contract are considered acceptable by transport officers and TfL in securing implementation of the necessary highway repair works outside the Camden Street site.

Condition 31- a Code for Sustainable Homes report has been submitted which shows that the scheme will achieve Code level 4 and the subtargets of 50% for water, energy and materials; this is considered acceptable to discharge the first part of this condition.

Condition 33- the revised CMP, following critical comments by the Council's transport officer, is now considered acceptable in ensuring no harm is caused to local amenities and transport conditions.

Condition 47- the details submitted demonstrating the employment of construction apprentices are considered acceptable by the Council's Economic Development Officer.

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

As such, the proposed details are in general accordance with policies CS5, CS8, CS11 and CS13 of the London Borough of Camden Local Development Framework Core Strategy; policies DP13, DP16, DP17, DP20, DP21, DP22, DP23, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies; and policies E1, A1, A4, CC1, CC2, T1 and T4 of the Camden Local Plan Submission Draft 2016.

2 You are reminded that conditions 2b,c,d (design and materials), 5 (obscure glazing), 7a (landscaping), 11 (bird/bat boxes), 14 (sound insulation), 17 (roof plant), 20a (cycle parking), 23 (community working group), 25 (CCTV), 26 (green roofs), all in relation to the CAMDEN STREET SITE PHASE ONLY, of planning permission granted on 30/10/2013 (ref 2013/1969/P) are outstanding and require details to be submitted and approved.

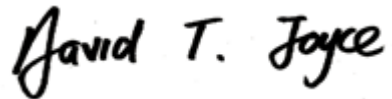
3 You are advised that details submitted for conditions 9 (tree protection), 10 (foundation design) and 18 (contaminated ground investigation) are being currently assessed and awaiting determination.

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