

Mr Patrick Tay  
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W1J 5HG

Application Ref: **2017/5434/P**  
Please ask for: **Samir Benbarek**  
Telephone: 020 7974 **2534**

17 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Central Somers Town Covering Land at Polygon Road Open Space  
Edith Neville Primary School 174 Ossulston Street and Purchase Street Open Space  
London  
NW1**

Proposal:

Details as required by condition 43 (tree protection- plot 1) and condition 46 (tree protection- plot 4) of planning permission 2015/2704/P dated 14/10/2016 for the demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising:

- Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above;
- Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);
- Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings;
- Plot 4: Replacement school (Use Class D1) ;
- Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);
- Plot 6: 14no. residential units; and



- Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m).

Provision of 11,765 sqm of public open space along with associated highways works and landscaping

Drawing Nos: Arboricultural Impact Assessment and Method Statement (Report for Neilcott Construction) (Job Number: 6305.1) dated 28 September 2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reason for granting permission:

The applicant has submitted an Arboricultural Impact Assessment and Method Statement dated 28 September 2017 which has been reviewed by the Council's Tree Officers. These details were found to be acceptable by officers and to have adequately demonstrated that the development will include appropriate measures to take account of trees and biodiversity during the construction phase of plots 1 and 4. On this basis the conditions 43 and 46 of planning permission 2015/2704/P dated 14/10/2016 can be discharged.

As such, the proposed details are in general accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The details also comply with policies D1, A1, A2, A3 and CC2 of the London Borough of Camden Local Plan 2017.

2 The information of the arboricultural report and tree protection plan demonstrates that tree T177 is to be retained. You are advised that should a subsequent application is submitted to remove and replace this tree, the Arboricultural method statement and tree protection plan should be amended to reflect this. The amended documents should be submitted to and approved in writing by the Local Planning Authority.

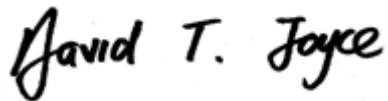
3 You are advised that conditions 4, 5, 6, 7, 8, 9, 17, 18, 20, 21, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41, 42, 44, 45, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 68, 69, 70, 71, 73, 74, 83, 84, 85, 86, 87, 88, 89, 96, 97, 99, 100, 101, 102, 103, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141 and 142 of planning permission 2015/2704/P dated 14/10/2016 is outstanding and requires 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