

Ms Melanie Bertie
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Application Ref: **2018/0121/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

18 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

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

Proposal: Non-material amendment (removal and replacement of tree T177) of planning permission ref: 2015/2704/P 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:

- o 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;
- o Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);
- o Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings;
- o Plot 4: Replacement school (Use Class D1) ;
- o Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);
- o 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: Additonal Documents: LP2119-FIRA-XX-D-4000; Planning Statement (prepared by PTAL) Tree and Landscape Maintenance Plan Q35; Design Report (prepared by fira) January 2018.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2015/2704/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans

Approved plans 1: drawings

Whole site

Existing

246-100-P-01, TCP_CNSOMERSTWN_1.

Proposed

246-110-P-50, 246-110-P-51, TCP_CNSOMERSTWN_2.

Plot 1

Existing

057/4002, 057/4010, 057/4050, 057/4051, 057/4052, 057/4053.

Proposed

057/4102, 057/4110, 057/4111, 057/4112, 057/4113, 057/4114, 057/4115, 057/4150, 057/4151, 057/4152, 057/4153, 057/4160, 057/4161, 057/4162, 057/4163, 057/4164, 057/4165, 057/4220, 057/4221, 057/4222, 057/4223, 057/4300, Z(--)-232/P2, V(21)006

Plot 2

Existing

(00) P100, (00) P101.

Proposed

(01) P100, (01) P102, (01) P103, (01) P104, (01) P105, (01) P106, (01) P107, (01) P108, (01) P109, (01) P110, (01) P111, (01) P201, (01) P202, (01) P203, (01) P204, (01) P210, (01) P211, (01) P301, (01) P302, (01) P303.

Plot 3

Existing

176 A001, 176b A010.

Proposed

176b A100, 176b A101, 176b A102 R1, 176b A103 R1, 176b A104, 176b A200, 176b A201, 176b A202, 176b A203, 176b A204, 176b A205, 176b A206, 176b A207, 176b A208, 176b A210, 176b A211.

Plot 4

Existing

176 A001, 176 A010, 176 A011.

Proposed

176 A101, 176 A102, 176 A103, 176 A104, 176 A201, 176 A202, 176 A203, 176 A204, 176 A221, 176 A222, 176 A223, 176 A224, 176 A225, 176 A226. LP2119-FIRA-XX-D-4000.

Plots 5 and 6

Existing

A228_A_(00)_P100, A228_A_(00)_P102, A228_A_(00)_P103.

Proposed

A228_A_Z5_(01)_P104, A228_A_Z5_(01)_P105, A228_A_Z5_(01)_P106, A228_A_Z5_(01)_P107, A228_A_Z5_(01)_P201, A228_A_Z5_(01)_P202, A228_A_Z5_(01)_P203, A228_A_Z5_(01)_P204, A228_A_Z5_(01)_P210, A228_A_Z5_(01)_P211, A228_A_Z5_(01)_P301, A228_A_Z5_(01)_P302, A228_A_Z5_(01)_P303, A228_A_Z6_(01)_P102, A228_A_Z6_(01)_P103, A228_A_Z6_(01)_P104, A228_A_Z6_(01)_P105, A228_A_Z6_(01)_P106, A228_A_Z6_(01)_P201, A228_A_Z6_(01)_P202, A228_A_Z6_(01)_P203, A228_A_Z6_(01)_P204, A228_A_Z6_(01)_P210, A228_A_Z6_(01)_P211, A228_A_Z6_(01)_P301, A228_A_Z6_(01)_P302, A228_A_Z6_(01)_P303.

Plot 7

Existing

372-SITE-100_P04, 372-SITE-101_P04

Proposed

372-LB-200_P05, 372-LB-201_P04, 372-LB-202_P04, 372-L01-203_P05, 372-L02-204_P05, 372-L04-205_P05, 372-L05-206_P05, 372-L15-207_P06, 372-L16-208_P06, 372-L17-209_P05, 372-L18-210_P05, 372-L19-211_P05, 372-L20-212_P05, 372-L21-213_P05, 372-L22-214_P05, 372-LB-215_P05, 372-RCP-220_P04, 372-SEC-300_P05, 372-SEC-301_P04, 372-RF-215_P05, 372-ELE-400_P10, 372-ELE-401_P10, 372-ELE-402_P10, 372-ELE-403_P10, 372-ELE-450_P07, 372-ELE-451_P06, 372-ELE-452_P07, 372-ELE-453_P06, 372-ELE-454_P04, 372-ELE-455_P04, 372-ELE-456_P03, 372-ELE-457_P04, 372-ELE-458_P04, 372-ELE-459_P04, 372-ELE-460_P03, 372-ELE-461_P03, 372-ELE-46_P032, 372-ELE-463_P03, 372-ELE-464_P02, 372-ELE-46_P02, 1294-SAC-Z01-ZZ-SM-E-V20-200 P1, 372_SK132_01, 372_SK133_00, 372_SK134_02, P1294 SAC Z01 ZZ SM E V20 200 P1.

Reason: For the avoidance of doubt and in the interest of proper planning.

For the purposes of this decision, condition no.3 of planning permission 2015/2704/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- Approved Plans 2: Documents (all plots)

Design and Access Statements

- " Design and Access Statement - Masterplan and Landscape (prepared by DSDHA) December 2015
- " Design and Access Statement Rev A - Plot 1 - Community Hub and Housing (prepared by Adam Khan Architects) December 2015
- " Plot 1 Community Facilities - Landscape Design & Access Statement Rev C (prepared by LUC) December 2015
- " Design and Access Statement - Plot 2 - Charrington Street Housing (prepared by Duggan Morris Architects) December 2015
- " Design and Access Statement - Plot 3 - Charrington Street Terraced Housing (prepared by Hayhurst and Co)
- " Design and Access Statement - Plot 4 - Edith Neville School and Children's Centre (prepared by Hayhurst and Co) December 2015
- " Design and Access Statement - Plots 5 and 6 - Purchase Street Housing and Community Centre (prepared by Duggan Morris Architects) December 2015
- " Design and Access Statement - Plot 7 - Brill Place Tower (prepared by DrMM Architects) December 2015

Other documents

- " Planning Statement (prepared by Turley) December 2015
- " Affordable Housing Statement (prepared by Turley) December 2015
- " Contamination Land Assessment (prepared by Buro Happold Engineering) 18 September 2015
- " Transport Assessment Revision P01 (prepared by Civic Engineers) December 2015
- " Framework Delivery and Servicing Plan (prepared by Civic Engineers) December 2015
- " Framework Travel Plan (prepared by Civic Engineers) December 2015
- " Draft Construction Management Plan (produced by BAM Construction) December 2015
- " Heritage, Townscape and Visual Impact Assessment (produced by Turley) December 2015
- " Heritage, Townscape and Visual Impact Assessment: Addendum (produced by Turley) March 2016
- " Flood Risk Assessment (produced by AKT) January 2016
- " Arboricultural Report (prepared by Arboricultural Solutions) December 2015
- " Ecological Site Assessment - Extended Phase 1 Habitat Survey (produced by Penny Anderson Associates Ltd.) December 2015
- " Air Quality Assessment (produced by Ramboll Environ) December 2015
- " Statement of Community Involvement (produced by Camden Council) December 2015
- " Masterplan Energy and Sustainability Statement (produced by Atelier Ten) December 2015

Condition 3 [Continued]

- " Energy and Sustainability Statement - Community Hub (Plot 1) (prepared by Max Fordham) December 2015
- " Plot 1 Community Facilities - Sustainability and Energy Statement REV C (prepared by Max Fordham) December 2015
- " Energy and Sustainability Statement - Plots 2, 5 and 6 Rev D Issue (prepared by Max Fordham) December 2015
- " Energy and Sustainability Statement - Plot 3 Charrington Street Terraced Housing (prepared by Max Fordham)
- " Energy and Sustainability Statement - Plot 4 Edith Neville School and Children's Centre (prepared by Max Fordham) December 2015
- " Energy and Sustainability Statement - Plot 7 Brill Place Housing (Skelly and Couch) December 2015
- " Polygon Residential, Plot 2 - SUDS Drainage Statement version 1 (prepared by Price & Myers) 20.11.15
- " Polygon Residential, Plot 5 - SUDS Drainage Statement version 1 (prepared by Price & Myers) 20.11.15
- " Polygon Residential, Plot 6 - SUDS Drainage Statement version 1 (prepared by Price & Myers) 20.11.15
- " Daylight and Sunlight Assessment (prepared by Point 2 Surveyors) December 2015
- " Noise Assessment (prepared by Ramboll Environ) December 2015
- " Plot 1 Community Facilities - Noise Impact Assessment Revision E (prepared by Max Fordham) December 2015
- " Plot 2 - Charrington Street Housing, Central Somers Town - Noise Impact Assessment Rev B (prepared by Max Fordham) December 2015
- " Plot 5 - Purchase Street Housing North and Community Hall and Plot 6 - Purchase Street Housing South, Central Somers Town - Noise Impact Assessment Rev B (prepared by Max Fordham) December 2015
- " Wind Microclimate Study (prepared by BMT Fluid Mechanics) December 2015
- " Basement Impact Assessment (prepared by Buro Happold) December 2015
- " Phase 1 Geo-environmental Desk Study (prepared
- " Tree and Maintenance Plan Q35
- " Statement for Non-Material Amendment (prepared by PTAL)
- " Design Report (prepared by fira) January 2018

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting permission-

The proposed amendment is considered to not materially alter the previously approved scheme. The alterations are to remove the existing locust tree (tree T177) and to place it with a Wintering Flowering Cherry (*Prunus Subhirtella Autumnalis*) within plot 4. This is due to the existing tree posing a significant impact to the users of the proposed play area, which will be in close proximity to the tree and increased pressures to prune the tree. The replacement tree mitigates these concerns while still maintaining local visual amenity. A maintenance plan and tree

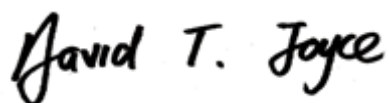
specification has also been submitted and subsequently considered as acceptable in regards to its upkeep and longevity.

The full impact of the scheme has already been assessed by virtue of the previous proposal granted on 14/10/2016 under planning permission ref: 2015/2704/P. In the context of the permitted scheme, it is considered that the amendments would have any material effect on the proposed development in terms of appearance and impact upon neighbouring amenity. It is considered that the changes are relatively minor in the context of the approved scheme and therefore can be regarded as a non-material amendment.

- 2 You are advised that this decision relates only to the replacement of tree T177 and shall only be read in the context of the substantive permission granted on 14/10/2016 under reference number 2015/2704/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully



David Joyce
Director of Regeneration and Planning

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