

Application ref: 2017/5906/P
Contact: Samir Benmbarek
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Date: 2 July 2018

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Patrick Tay
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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 83 (Construction Management Plan- Plot 1) and condition 86 (Construction Management Plan- 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:

- 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: Construction Management Plan (CMP) pro forma v2.2 (Central Somers Town Development Plots 1 & 4) by Neilcott Construction Group Ltd. (Rev 6- 18th October 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 Reasons for granting permission:

The submitted Construction Management Plan (CMP) for both Plot 1 and Plot 7 of the Central Somers Town development, which has been prepared, using the relevant Council's pro-forma, meets the relevant requirements in respect of a CMP for a proposal of this scale. The Transport Strategy Team have reviewed the document and confirm that its contents raise no significant transport related concerns.

The CMP has also been assessed by the Council's Environmental Health Officer who considers that the procedures as detailed within the document should not result in any harmful environmental impacts.

On this basis, conditions 83 and 86 of planning permission 2015/2704/P dated 14/10/2016 can be discharged.

As such, the proposed details are in general accordance with policies CS5, CS11 and CS19 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.

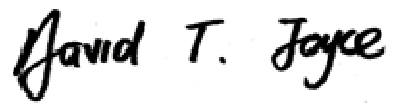
2 You are advised that conditions 4, 5, 6, 7, 8, 9, 17, 18, 20, 21, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41, 42, 44, 45, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 68, 69, 70, 71, 73, 74, 84, 85, 87, 88, 89, 89, 96, 97, 99, 100, 101, 102, 103, 104, 105, 106, 107, 109, 110, 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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning