

Application ref: 2018/3688/P
Contact: Kristina Smith
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Date: 3 October 2018

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Quod
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land bounded by Haverstock Road

**Wellesley Road and Vicar's Road including nos. 121-211 Bacton Low Rise Estate
113a, 115 and 117 Wellesley Road and 2-16 Vicar's Road**

Proposal:

Details in relation to Condition 20 (lifetime homes features) of planning permission ref. 2012/6338/P (dated 25.04.13) (as amended by 2014/3633/P, 2015/1189/P and 2016/5358/P) for the redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings, to provide a total of 294 residential units

Drawing Nos: Cover letter (dated 02 August 2018); HO-439-BLOCKB2-ASBUILT_001 (dated 25/09/2018)

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 Condition 20 of planning permission ref. 2012/6338/P (as amended by 2014/3633/P, 2015/1189/P and 2016/5358/P) requires that any alterations to the approved lifetime homes features and facilities of the relevant new

residential unit to be submitted to and approved by the local planning authority in writing.

This application seeks approval for the changes made during the detailed design process, namely the alteration to the sloped access. Due to level changes the resulting sloped access is 1:17 which is not compliant with Lifetime Homes standard. The standard; however, does acknowledge that fully compliant gradient may not be practicable or achievable on steeply sloping sites and should be discussed with the local planning authority to agree a workable solution. Accordingly the applicant invited the Council's Building Control officer to the site to inspect the access and the officer confirmed that the slope of 1:17 provided to the dwelling is acceptable. On submission of the application, this has also been confirmed by the Council's Access officer.

Two objections have been received prior to making this decision which have been duly addressed. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed details are in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

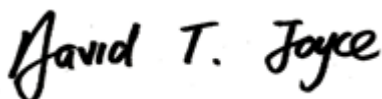
- 2 You are reminded that part of condition 3 (detailed drawings), conditions 5 (privacy screens), part of 6 (overlooking measures), 11 (electric vehicle charging points), 16 (vibro-compaction machinery), 24 (basement construction), part of 25 (contaminated land), part of 26 (biodiverse living roofs), part of 27 (bird and bat measures), part of 28 (lighting strategy), part of 32 (building foundations), part of 34 (sustainable urban drainage), 36 (CCTV), 37 (car-club), 40 (re-appraisal of financial viability), 43 (energy efficiency), part of 44 (code for sustainable homes), 46 (travel plan), 47 (CMP phase 2 and 3); 48 (off-site garage spaces) of planning permission 2012/6338/P granted on 25/04/2013 (as amended by planning permission 2015/1189/P) are outstanding and require 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



David Joyce
Director of Regeneration and Planning