

Application ref: 2018/5524/P
Contact: Charles Thuaire
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Date: 23 January 2019

Development Management
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PRP
Ferry Works
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Approval of Details Granted

Address:

**vacant site adjacent to no 11 Crogsland Road
London NW1 8HF**

Proposal:

Details required by conditions 8 (tree protection), 13 (remediation measures report), 15 (cycle storage), 28 (public realm improvements payment) and 35 (construction trade apprentice payment) of planning permission ref 2015/0921/P dated 07/07/2016 (for Redevelopment of vacant site by the erection of a 6 storey building comprising a day centre on the ground floor and 38 extra-care residential flats on the upper floors, plus roof terraces, communal gardens and minibus parking).

Drawing Nos: AA4796/2040C, 3002A; Arboricultural method statement by Greengage dated Nov 2018, Remediation method statement by Galliford Try dated 3.10.18; employment, skills and supply plan ref 2015/0921/P; S106 payment request dated 22.8.18 ref ZX296 ZL065, S106 acknowledgement notice dated 25.9.18 ref S07323-LP00045

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for granting approval-

Condition 8- the tree protection details are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout

development in line with BS5837:2012. The details are therefore acceptable.

Condition 13- a remediation measures report has been submitted and indicates a very low geo-environmental risk to future site users, ground and surface waters, ecology and wildlife. The report's findings indicate that specific remediation in advance of construction works are not required. The details are therefore acceptable.

Condition 15- the submitted plan as revised shows that covered, secure and fully enclosed cycle storage will be provided for 8 long stay bicycles for staff within the property, plus secure cycle storage will be provided for 4 short stay bicycles for visitors on the forecourt. These cycle parking plans are now compliant with Camden Planning Guidance. The details are therefore acceptable.

Condition 28- the details submitted demonstrate that adequate financial contributions have been paid to secure implementation of the necessary public realm improvements outside the site.

Condition 35- the details submitted demonstrate that adequate financial contributions have been paid to secure the employment of construction trade apprentices for the scheme's development.

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 CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP13, DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

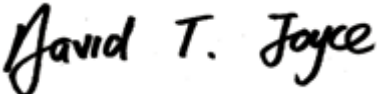
- 2 You are reminded that conditions 2 (design), 3 (sample panel), 6 (landscaping), 12 (roof plant), 16 (PV cells), 17 (bird/bat boxes), 19 (green roof), 27 (highway works and TMO amendment), 30 (SMP), 31 (BREEAM, 2nd part) and 34 (construction training and procurement) of planning permission dated 07/07/2016 ref 2015/0921/P are outstanding and require details to be submitted and approved. Details submitted to discharge conditions 9, 18, 25, 29, 31 (1st part) and 33 are being currently assessed as part of application ref 2018/5734/P.
- 3 You are advised that this decision does not give approval to the hard and soft landscaping details as shown on the plans hereby approved; such details will need to be separately submitted to formally discharge condition 6.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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 initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning