

Application ref: 2018/4790/P
Contact: Jonathan McClue
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Date: 11 February 2019

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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Stephenson House
75 Hampstead Road
London NW1 2PL

Proposal: Discharge of Conditions 13 and 18 (both for waste storage and removal) of 2018/0663/P dated 02/07/2018 (Variation of condition 2 (approved plans) of 2017/3518/P dated 08/03/2018 (for extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works)

Drawing Nos: Waste Management Plan (ref: JDF/JLLS/16/3476/TN02) dated January 2019; SK-312 and SK-313.

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reasons for approving the details:

A Waste Management Plan has been submitted to fully discharge conditions 13 and 18, which both require details of the location, design and method of waste storage and removal including recycled materials. It is noted that these conditions are duplicates and can both be discharged simultaneously with the same details.

The submitted details confirm that all waste and recycling associated with the office and residential uses would be stored within separate bin stores, as illustrated on the submitted drawings, until planned collections take place. Waste and recycling associated with retail, café and the flexible office/healthcare uses would also be managed separately and be stored on-site until

planned collection times. These arrangements would be unchanged from existing refuse collections. The bin stores have been designed in accordance with Camden Planning Guidance CPG 1 (Design) for recycling and waste Storage. Each bin store provides adequate space for the storage of waste and recyclables.

The Council's Principal Environmental Services Officer has reviewed the details and confirmed that the condition can be discharged. Transport for London (TfL) confirmed that they would support a dropped kerb on Hampstead Road (a TLRN) on the basis it is used for refuse collections to stop informally on the kerbside.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CC5, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

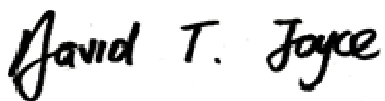
- 2 You are reminded that conditions 3 (details), 5 (screening), 6 (landscaping), part 8 (tree protection during construction), 14 (cycle parking), 20 (contamination), 21 and 22 (sound insulation), 23 (plant), 26 (biodiversity), 27 (lighting statement), 28 (solar panels), 29 (green roof), 31 (mechanical ventilation) and 32B (SuDs) of planning permission 2018/0663/P granted on 02/07/2018 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 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



David Joyce
Director of Regeneration and Planning