

Application ref: 2018/5734/P
Contact: Charles Thuaire
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Date: 20 February 2019

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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 9 (building foundations), 18 (sustainable urban drainage system), 25 (contract for crossover alterations), 27 (highway alterations and TMO amendment payment), 29 (Construction Management Plan), 31 (1st part re BREEAM statement) and 33 (carbon offset 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: 0000-EPG-ZZ-Xx-DR-Y-0001; 47707-C-001A, 002A, 003A, 006B, 47707-S-903; Stormwater calculation sheet by epj; Drainage technical note by Richard Jackson dated 21.1.19, appendix 1- rainfall profile sheet, appendix 2- impermeable area plan; spec for Xylem 1305H-50X.253.V92.400; F2.75702A; Xylem SPS series IOM manual; Geo-cell tank design microdrainage data; information for hauliers/suppliers of materials by Galliford Try; Construction Noise Management Plan by SRL dated 12.10.18, Dust Management Plan by SRL dated 19.10.18; BREEAM 2014 Pre-assessment tracker for Charlie Ratchford extra care home; energy and carbon reduction strategy dated 8.11.18; Construction Management Plan rev 14 dated 12.11.18 by Galliford Try; S106 payment request dated 22.8.18 ref ZX296 ZL065, S106 acknowledgement notice dated 25.9.18 ref S07323-LP00045; email from Dave Stewart (Project Delivery Team Leader, Engineering Services) dated 16.1.19.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval-

Condition 9- since planning permission was granted, trees that were to be retained are now to be removed. There is now no development proposed within the root protection areas of trees to be retained, which negates the need for this condition. The proposed building foundations are thus shown to be sufficiently far away from the existing trees to be retained so as not to affect them.

Condition 18- the details of a sustainable urban drainage system, as further revised, are considered acceptable as they will satisfactorily reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system.

Condition 25- the details submitted demonstrate that an acceptable highway works contract has been agreed by highway engineers for securing implementation of the necessary highway alteration works outside the site.

Condition 27- the details submitted demonstrate that adequate financial contributions have been paid to secure implementation of the necessary highway works outside the site and associated amendments to the Traffic Management Orders.

Condition 29- the submitted Construction Management Plan and supporting information is considered acceptable in highways and transport terms. It will protect the pedestrian environment and the amenities of the area generally and will ensure the continued free flow of traffic in the area. The details are therefore acceptable.

Condition 31- the BREEAM Pre Assessment report indicates that 72.61% of the available credits are targeted which would achieve an Excellent rating, and all 3 subtargets on water, energy and materials are also met. This in compliance with the scheme's intentions and with Camden Planning Guidance. The details are therefore acceptable to discharge the first part of this condition.

Condition 33- the details submitted demonstrate that adequate financial contributions have been paid as a carbon offset payment to secure delivery of carbon reduction measures elsewhere outside the site.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies CS5, CS11, CS13, CS15, CS16 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP17, DP20, DP21, DP22, DP23, DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

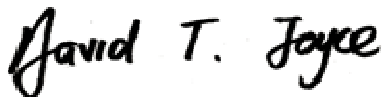
- 2 You are reminded that conditions 2 (design), 3 (sample panel), 6 (landscaping), 12 (roof plant), 16 (PV cells), 17 (bird/bat boxes), 19 (green roof), 27 (highway works and TMO amendment), 30 (SMP), 31 (2nd part re BREEAM review) and 34 (construction training and procurement) of planning permission dated 07/07/2016 ref 2015/0921/P are outstanding and require details to be submitted and approved.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning