

Application ref: 2017/5235/P  
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Date: 28 May 2019

**Development Management**  
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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 120 (plot 1 level plans) and condition 123 (plot 4 level plans) 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

Drawing Nos:

246-500; 15B; 21B; 22B;  
170025: P4-00-DR-A-07-100\_C3; P4-00-DR-A-07-101\_C3; P4-00-DR-A-07-102\_C3;  
P4-00-DR-A-07-103\_C3; P4-00-DR-A-06-005\_1.  
170044: P1-00-DR-A-06-005\_1.  
12681se-01; 12681se-02.  
HM\_033\_A100\_R3.  
AKA/057/6101/T2.  
5858-LP2119-FIRA-PT1-MP-0050; 5858-LP219-FIR-PT4-MP-0001.

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

Informatives:

1 Reason for approving details;

The applicant has submitted details of levels plans which demonstrate the levels at the interface of the development and the boundary of plots 1 and 4 of the Central Somers Town redevelopment scheme. and the public highway. The level plans have been reviewed by the Council's Highways Engineer who raises no objection. The proposed details demonstrate that it has an acceptable impact on the adjacent highway and promotes sustainable transport means.

On this basis, conditions 120 and 123 can be discharged. This requirement is usually reserved as a planning obligation with a S106 legal agreement; however, it was attached as a planning conditions in this instance as this a Council own development.

The application 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 policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

- 2 You are advised that conditions 5, 6, 8, 9, 17, 18, 20, 21, 28, 30, 31, 33, 34, 35, 37, 38, 39, 41, 42, 44, 45, 47, 48, 49, 51, 52, 54, 55, 57, 58, 60, 61, 69, 70, 71, 73, 74, 84, 85, 87, 88, 89, 89, 96, 97, 100, 102, 103, 104, 105, 106, 107, 109, 111, 112, 113, 114, 115, 116, 117, 118, 119, 121, 122, 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 paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer