

**CBRE**

CBRE Limited

Mr David Fowler  
Regeneration and Planning  
London Borough of Camden  
2nd Floor  
5 Pancras Square  
London  
N1C 4AG

6 February 2019

Dear David,

**JUNCTION OF ABBEY ROAD AND BELSIZE ROAD, LONDON, NW6 4DP**

**APPROVAL OF DETAIL APPLICATION PURSUANT TO CONDITIONS 12, 78 AND 79 OF PLANNING PERMISSION 2013/4678/P**

On behalf of our client, the London Borough of Camden Supporting Communities ('the applicant'), please find and Approval of Detail application pursuant to Conditions 12 (Car Park Management Plan), 78 (Residential Travel Plan) and 79 (Workplace Travel Plan) of planning permission 2013/4678/P (as amended by 2017/2523/P and 2016/4578/P).

This application has been submitted via the Planning Portal (ref: PP-07609090) and comprises the following documents:

- Basement Car Parking Plan (029 PL(00)\_099 Rev E)
- Car Parking Management Plan
- Residential Travel Plan (Atkins)
- Workplace Travel Plan (Atkins)

**Background**

Planning permission was granted 16 May 2014 for:

*"Hybrid application for phased redevelopment of site, comprising detailed application for Phase 1 and outline application for layout and access only for Phases 2 and 3 (scale, appearance and landscaping are reserved matters). Full details provided for Phase 1 comprising: up to 141 residential units (including up to 66 affordable units) in a 14 storey tower and 6 storey block, with 522.5 sq m of retail floorspace (Class A1) and 398.9 sq m of flexible commercial floorspace (Classes A1-A5 and B1) at ground floor and associated space for parking, plant, servicing, ancillary storage and energy centre at basement level. Phase 1 includes open space and landscaping, alterations to existing highway layout and creation of new access routes, following demolition of the Belsize Road car park building. Phase 2 to comprise up to 2,500 sq m of community and health uses (Class D1) and up to 126sqm of office space (Class B1) in a two storey building following demolition of existing high level walkways. Phase 3 to comprise up to 85 residential flats in 6/7 storey blocks and 15 mews*



houses (including up to 48 affordable units), up to 120sqm of office space (Class B1) and up to 645sqm of flexible commercial floorspace (Classes A1-A5) and associated ancillary space for parking, plant and servicing in basement. Phases 2 and 3 include open space, landscaping, alterations to existing highway layout and new access routes. Phase 3 to follow demolition of the Abbey Community Centre and Hinstock and Emminster blocks including Belsize Priory Health and Medical centre, residential and commercial units and site-wide walkways."

### Condition 12

Condition 12 of the planning permission states:

*\*\*\*Phase 1: Carpark Management*

*Prior to the first occupation of development within phase 1 a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of how :*

- a. general purpose spaces would be managed and*
- b. how disabled and blue badge provision would be allocated and managed and*
- c. provision of and access to electric charging points would be managed.*

*No parking shall take place within the basement of phase 1 other than in accordance with the management plan so approved."*

The documentation submitted to discharge Condition 12 is:

- Basement Car Parking Plan (029\_PL(00)\_099 Rev E)
- Car Parking Management Plan

The basement car parking plan submitted represents 50 car parking spaces provided in phase 1. The applicant recognises this differs from the previously approved car parking plan which denotes 52 spaces. The reduction of two spaces supports the general parking approach for the development and Camden, and the approach to including this plan as part of this Approval of Detail application has been agreed with officers.

### Condition 78

Condition 78 of the planning permission states:

*\*\*\*Residential Travel Plan*

*Prior to first occupation of the residential uses in any phase of the development a full residential travel plan, based upon the structure of the submitted framework travel plan, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London.*

*Such full travel plan shall set out measures for promoting sustainable transport modes for residents within the relevant phase of the development, and shall allow for an initial substantial review within six months of full occupation of the relevant phase of development*

*incorporating an update based upon receipt of results of a post-occupancy TRAVL survey. Subsequent revisions to the approved travel plan and its strategy shall be submitted to and approved by the Local Planning Authority prior to implementation. The measures contained in the Travel Plan shall at all times remain implemented."*

The documentation submitted to discharge Condition 78 is:

- Residential Travel Plan (Atkins)

#### **Condition 79**

Condition 79 of the planning permission states:

*\*\*\*Workplace Travel Plan*

*Prior to first occupation of the commercial uses in any phase of the development a Work Place and Visitor Travel Plan (TP), based upon the structure of the submitted workplace framework travel plan, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London.*

*Such travel plan shall set out measures for promoting sustainable transport modes for businesses within the relevant phase of the development, and shall allow for an initial substantial review within six months of full occupation of the relevant phase of development incorporating an update based upon receipt of results of a post-occupancy TRAVL survey. Subsequent revisions to the approved travel plan and its strategy shall be submitted to and approved by the Local Planning Authority prior to implementation. The measures contained in the Travel Plan shall at all times remain implemented."*

The documentation submitted to discharge Condition 79 is:

- Workplace Travel Plan (Atkins)

I trust you have all of the necessary information to register this application but if you have any queries or require anything further please contact me or my colleague Laura Morris [REDACTED] as soon as possible.

Yours sincerely,

[REDACTED]

**KELLY LIPPETT  
PLANNER**