

Application ref: 2019/6310/P  
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Date: 5 June 2020

**Development Management**  
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17 Broadwick Street  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land bounded by Grafton Terrace  
Maitland Park Villas and Maitland Park  
containing existing TRA Hall and Garages; and Land adjacent to Maitland Park  
Villas containing existing Aspen House  
gymnasium and garages**

Proposal:

Details of Construction Management Plan (relating to the demolition of Aspen House and Maitland Park gymnasium and garages) required by condition 22 of 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2020/0549/P dated 17/02/2020) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).

Drawing Nos: CMP pro forma dated 22/05/2020 with appendix 1-9

Informative(s):

#### 1 Reason for granting permission

It is noted that the wording of condition 22 was previously varied by planning permission granted 14/04/2016 (ref: 2015/6696/P). It is also noted that a demolition management plan, which relates to the demolition of the TRA hall, was previously approved on 25/05/2017 (ref: 2016/2448/P).

An air quality assessment, dust management plan and the Council's CMP pro forma have been submitted and reviewed by Transport, Air Quality and Environmental Health. Following amendments and the submission of additional information, the submitted details are considered acceptable and demonstrate that local amenity and transport conditions would be protected. Condition 22 can therefore be partially discharged in as far as it relates to the demolition of Aspen House and Maitland Park gymnasium and garages.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development.

- 2 You are reminded that conditions 4 (facing brickwork), 7 (SUDS), 8b (ground investigation), 10 (hard and soft landscaping), 17 (detailed drawings and material samples), 20 (parking management plan), 21 (sustainability assessment), 22 (CMP relating to construction phase), 26 (level plans), 28 (local employment), 29 (local procurement), and 31 (energy efficiency and renewables plan) of planning permission granted on 31/3/15 ref: 2014/5840/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 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