

Application ref: 2020/2871/P  
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**Development Management**  
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Turley  
Lacon House  
84 Theobalds Road  
London  
WC1X 8NL

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**  
**London**  
**Purchase Street Open Space**  
**NW1 1EE**

#### **Proposal:**

Details for condition 21 (Wind mitigation measures) granted under ref. 2019/5882/P dated 01/07/2020 for 'Variation of conditions 2 (approved drawings), 3 (approved documents), 15 (quantum of housing, plot 7) and 80 (cycle parking, plot 7) of planning permission reference 2015/2704/P dated 14/10/2016 for: Demolition of existing buildings and the provision of replacement school (Use Class D1); community facilities (Use Class D1); flexible Use Class A1/A2/A3/D1 floorspace and residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: - Plot 1: Community uses at ground floor (Use Class D1) to include a children's nursery and community play facility with residential units above and substation at ground floor - Plot 2: residential units over flexible A1/A2/A3/D1 floorspace at ground level; - Plot 3: Extension of Grade II listed terrace to provide dwellings; - Plot 4: Replacement school (Use Class D1) ; - Plot 5: residential units over a replacement community hall (Use Class D1); - Plot 6: residential units; and - Plot 7: residential units over flexible A1/A2/A3/D1 floorspace at ground level. Provision of public open space along with associated highways works and landscaping. Changes are namely, to include amendments to architectural design, building footprint, internal layouts, quantum

of residential units, structural column positions and the energy strategy, in relation to Plot 7, Central Somers Town.

Drawing Nos: Brill Place - Wind Microclimate Study dated 15/11/2019, Brill Place c.21 cover letter

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for discharge:

Condition 21 requires submission of details of wind mitigation measures. The report prepared by WSP states that previous studies (report conducted by BMT) for the permission ref. 2015/2704/P found that wind conditions across the masterplan site are suitable, in terms of pedestrian safety, for all users throughout the year. This previous report identified the entrance on the southwest and the balconies on the west as exceptions, with mitigation measures suggested. The submitted report states that the amended scheme, granted on 01/07/2020, does not introduce any changes to the key compositional elements of the approved 2015 scheme. In fact the altered stacking arrangement of the balcony positions at levels 01-14 are likely to further ameliorate the impact of downdraft at ground level, specifically in the context of the southwest facing entrances. The current scheme has no balconies on the northwest corner of the building so the safety concern raised in BMT's report does not apply. The introduction of balconies have the potential to improve the wind conditions. The conclusion of the WSP's report is that no mitigation measures are required for the amended 2019 scheme.

Overall the wind conditions around the scheme would be suitable and the condition can be discharged. The submitted report demonstrates the amenities of users of the park and public realm would remain suitable in terms of pedestrian safety, in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 2 You are advised that conditions 5, 6, 8, 9, 17, 18, 28, 29, 30, 31, 32, 33, 34, 36, 38, 39, 41, 42, 44, 45, 47, 50, 51, 52, 53, 54, 56, 57, 58, 59, 60, 68, 69, 70, 73, 74, 84, 85, 87, 89, 96, 97, 100, 102, 104, 105, 106, 109, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 126, 128, 129, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141 and 142 of planning permission ref. 2019/5882/P dated 01/07/2020 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

A handwritten signature in black ink, appearing to read 'DP', is positioned above a light grey rectangular stamp. The signature is fluid and cursive.

Daniel Pope  
Director of Economy, Regeneration and Investment