

Application ref: 2020/2870/P  
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Date: 10 July 2020

**Development Management**  
Regeneration and Planning  
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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 107 (Tree planting contribution) and 127 (Legible London signage contribution) 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 c.107 and 127 Cover Letter, Discharge Notice dated 05/10/2018

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

Informative(s):

1 Reasons for discharge:

The condition 107 (tree planting contribution) requires confirmation that the necessary measures to secure tree planting in the area shall be submitted to and approved in writing by the Local Planning Authority. The original application ref. 2015/2704 had shadow S106 obligations, which have now been transferred to planning obligations where the conditions relate to Plot 7. A tree planting contribution has been discharged as a planning obligation and the applicant has provided evidence of payment in writing. On this basis condition 107 can be discharged.

In the same way for condition 127 (Legible London signage contribution) the applicant has provided confirmation of the contribution to Legible London signage which has been discharged as a planning obligation and the applicant has provided evidence of payment in writing. On this basis condition 127 can be discharged.

The details submitted demonstrate that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 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, 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 in the upper left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment