

Application ref: 2019/5184/P
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CBRE Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Junction of Abbey Road and Belsize Road
London
NW6 4DP**

Proposal: Discharge of Conditions 12 (Car Park Management Plan), 78 (Residential Travel Plan) and 79 (Workplace Travel Plan) granted under reference 2013/4678/P dated 16/05/14 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.

Drawing Nos: Car Park Management Plan, Residential Travel Plan Rev A (Atkins/SNC Lavalin) October 2018, Workplace Travel Plan Rev A (Atkins/SNC Lavalin) October 2018.

Informative(s):

1 Reason for approval:

A Car Parking Management Plan was submitted which details the operation of the 50 spaces, including disabled and electric spaces.

Detailed Residential and Workplace Travel Plans were also submitted. Transport and Road Safety Officers were consulted and are satisfied with the proposals. The conditions can therefore be discharged.

As such, the proposed development is in general accordance with policies T1 and T2 of the Camden Local Plan.

2 You are advised that the following conditions relating to planning permission granted under reference 2013/4678/P dated 16/05/2014, amended by application reference 2017/2523/P dated 12/04/2018 still need to be discharged:

- 14, 21 (third part - 'No later than 4 months...'), 22, 25, 67, 77, 83, 86, 87, 90, 91.

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
Director of Economy, Regeneration and Investment