

Application ref: 2018/2856/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 25 August 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Peter Taylor Associates Limited
Ground Floor West
7 Curzon Street
London
W1J 5HG

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 Purchase Street Open Space
NW1 1DN**

Proposal:

Details required by conditions 20 (landscaping), 28 (SUDS), 37 (Rainwater recycling- Plot 4), 49 (Precautionary bat survey - Plot 1), 104 (BREEAM- Plot 1), 105 (BREEAM- Plot 4), 106 (Public Open Space construction plan), 132 (biodiversity enhancements- plot 1), 134 (biodiversity enhancements- plot 4) and 138 (tree protection- public open space) of planning permission 2015/2704/P dated 14/10/2016 (for the demolition of existing buildings and the provision of replacement school; community facilities; flexible Class A1/A2/A3/D1 floorspace and 136 residential units over 7 buildings ranging from 3 to 25 storeys in height

Drawing Nos: Utilities and Drainage Investigation, Ecology Consultancy - Plot 10 CST Community Hub Bat Report, Public Realm CMP-rev1, 5859-LP2119-FIR-PT4-P-5000, 5859-LP2119-FIR-PT4-MP-0002-B, 5859-LP2119-FIR-PT4-MP-0051, 5859-LP2119-FIR-PT4-MP-0001, 5859-LP2119-FIR-PT4-P-5002, 5859-LP2119-FIR-PT4-MP-0050, 5859-LP2119-FIR-PT1-SP-Q35, 5859-LP2119-FIR-PT4-P-5005, 5859-LP2119-FIR-PT4-P-5001, Arboricultural Report Plot 1 & Plot 4 ref. 180504-PD-13, 5859-LP2119-FIR-PT4-P-5003, Central Somers Town - Edith Neville Primary School; BREEAM Tracker' dated 1/4/2017 prepared by Robin Brylewski on behalf of Currie & Brown, Central Somers Town - Edith Neville Primary School; BREEAM Scoring Summary' dated 1/4/17 prepared by Robin Brylewski on behalf of Currie & Brown, PLD 17 86323

Application for approval of details reserved by condition' and Covering Letter dated 1/9/2017 prepared by Patrick Tay on behalf of Peter Taylor Associates Limited, Central Somers Town - Community Facilities; BREEAM Tracker' dated 1/2/2017 prepared by Robin Brylewski on behalf of Currie & Brown, Central Somers Town - Community Facilities; BREEAM Scoring Summary' dated July 2017 prepared by Robin Brylewski on behalf of Currie & Brown; 0100-C06, 0150-C01, 0160-C01, 0100-C07, 0100-C08, 0150-C01, 0160-C01, 5859-LP2119-FIR-P1-5500, Plot 1 Bat Box 2F (Universal), Plot 1 Bat Box 1MR, Plot 1 Bat Box Winter Roast 1WQ, BREEAM-0072-8196-1-1, BREEAM-0072-2472-1-1, Public Realm Construction Management Plan, Public Realm Programme; Email from Paul Wright dated 25.8.20 regarding condition 37.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval:

Condition 20 - the biodiversity enhancements, open space management plan, and landscape plans demonstrate that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, thus are considered acceptable.

Condition 28 - details of a sustainable urban drainage system have been submitted and reviewed by the Council's Sustainability Officer. The details demonstrate that the development would reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system basis, thus are considered acceptable.

Condition 37 - during the subsequent design stage of development, it was not considered appropriate to include rainwater harvesting in the landscape for a number of specific health and safety reasons relating to the school. In the circumstances, the non-inclusion of this measure is considered acceptable.

Condition 49 - a precautionary bat survey has been conducted prior to demolition of Plot 10. A re-entry bat survey has been undertaken by a qualified ecologist at the southern elevation of the main building, in accordance with recommendations in the daytime bat survey report, which identified features in this location with potential to support bats. The Council's Nature Conservation Officer confirms that the surveys are compliant with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and thus are considered acceptable.

Conditions 104 and 105 - the Post-Construction and Design Stage BREAM certificates are 'BREEAM Excellent' for both Plots 1 and 4. Both comfortably exceed the minimum section targets (energy & water 60%, materials 40%). Thus they are considered acceptable.

Condition 106 - this specifically relates to construction within the Public Open space and all that is now completed for Plots 1 & 4. The Council's Transport Planner has reviewed the submitted Public Realm Construction Management Plan and confirms that it is considered acceptable.

Condition 132 - a plan showing details of biodiversity enhancements on the buildings and within the open space (including bird and bat boxes) has been submitted. This plan shows that the proposal would secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, thus is considered acceptable.

Condition 138 - the proposed tree protection details are considered sufficient to demonstrate that the trees to be retained will be adequately protected through development in line with BS5837:2012, thus are considered acceptable.

The full impact of the scheme has already been assessed.

The details are thus in accordance with policies CS13, C14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24, and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that conditions 5, 6, 8, 9, 17, 18, 21, 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, 107, 109, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 126, 127, 128, 129, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141 and 142 of planning permission 2015/2704/P dated 14/10/2016 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
Director of Economy, Regeneration and Investment