

Application ref: 2020/3339/P
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Date: 12 October 2020

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Turley
Lacon House
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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 106 (Public open space construction plan) 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: Cover letter, prepared by Turley; Application form, prepared by Turley; S106 discharge notice dated 28 July 2020.

Informative(s):

- 1 The original application (ref: 2015/2704/P) was granted subject to a shadow section 106 agreement, as the Council Could not enter into a section 106 agreement with itself. As such, all s106 heads of terms were included as conditions on the decision notice. Now that the site has been sold, these conditions can be transferred to planning obligations. Condition 106 relates to Plot 7 only, where the shadow section 106 condition relates to more than just Plot 7, they have been retained. The discharge notice for the open space closure plan has been provided as evidence that the required s106 obligation has approved and discharged. Condition 106 can be therefore be discharged on this basis.
- 2 You are advised that conditions 5, 6, 8, 9, 18, 30, 31, 33, 34, 38, 39, 41, 42, 44, 45, 47, 51, 52, 54, 57, 58, 60, 69, 70, 74, 84, 85, 87, 89, 89, 96, 97, 100, 102, 109, 111, 112, 113, 114, 115, 116, 117, 118, 119, 121, 122, 124, 126, 128, 129, 131, 132, 133, 135, 136, 137, 139, 140 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



Daniel Pope
Director of Economy, Regeneration and Investment