

Application ref: 2020/4366/P
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Date: 3 November 2020

Development Management
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J.Murphy & Sons Limited
c/o Agent
16 Upper Woburn Place
London
WC1H 0AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

140-146 Camden Street
London
NW1 9PF

Proposal:

Details required by condition 17 (development contract) of planning permission 2014/7908/P (as later amended by permissions refs 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019, 2019/5155/P dated 10/07/2020, and 2020/3219/P dated 05/10/2020) for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping)

Drawing Nos: Cover letter (dated 14/09/2020); Contract prepared by Joint Contracts Tribunal Limited 2011 (JCT), dated 29th June 2020

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting approval:

The applicant has submitted a signed contract which demonstrates that a contractor ('J.Murphy&Sons Limited') is on board. The contract was not submitted within 6 months of the demolition commencing in accordance with

the requirements of the condition; however, there have been various revisions to the scheme which confirmed the applicant's ongoing involvement with the site. Thus the contract details are considered acceptable.

The full impact of the proposed development has already been assessed and this application refers to the submission of a works contract only.

The proposed details are in general accordance with the requirements of policies A1, D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (materials), 4 (landscaping), 6 (green roof), 7(SUDS), 11 (CHP specification), 9 (sound insulation), 10 (Bird and bat boxes), 20 (ground investigation), 15 (post-construction waterway wall survey), 16 (details of privacy measures), 26 (ASHPs) and 27 (details of plant equipment) of planning permission ref 2014/7908/P dated 11/05/2016 (as later amended by planning permissions ref. 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019; 2019/5155/P dated 10/07/2020 and 2020/3219/P dated 05/10/2020) 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