

Application ref: 2020/5812/P
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Date: 17 February 2021

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Quod
Quod Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land bounded by Grafton Terrace, Maitland Park Villas and Maitland Park containing existing TRA Hall and Garages; and Land adjacent to Maitland Park Villas containing existing Aspen House, gymnasium and garages.

Proposal:

Details of Construction Management Plan (construction phase) required by condition 22 of planning permission 2014/5840/P dated 31/03/2015 (as amended by 2015/6696/P dated 14/04/2016 and 2019/4998/P dated 25/09/2020 and 2020/0549/P dated 17/02/2020) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).

Drawing Nos: Construction Management Plan pro forma V.5 dated 10/02/2021;
Appendix 1 - Site location plan; Appendix 2 - Draft construction programme; Appendix 3 - Residents consultation letter; Appendix 4 - Swept path diagrams; Appendix 5 - Traffic management plan (version 2); Appendix 6 - Noise and vibration report; Appendix 7 - Noise monitoring hardware; Appendix 8 - AQA; Appendix 9 - Turnkey dust monitors; Appendix 10 - Vibration monitoring hardware.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

A completed Construction Management Plan proforma has been submitted alongside a series of appendices. Transport officers have reviewed the submission and have confirmed that the submitted details demonstrate that the development's method of construction would protect the pedestrian environment and the amenities of the area generally and would ensure the continued free flow of traffic in the area.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies A1, A4, CC4 and T4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 14 (Cycle storage), 17 (part c - material samples), 20 (parking management plan), 21 (Home Quality Mark - post completion certificate), 31 (Energy Efficiency and renewables plan - post construction review) 35 (acoustic verification report), 36 (Internal noise levels), 37 (Music from TRA Hall), 38 (sound limiter), 40 (Wheelchair accessible units) and 41 (Wheelchair adaptable units) of planning permission granted on 31/3/15 ref: 2014/5840/P (as amended by 2015/6696/P and 2019/4998/P) are outstanding and require details to be submitted and approved.

Details have been submitted for 8b (ground investigation), 21 (Home Quality Mark), 26 (level plans), 28 (local employment), 7 (SUDS), 39 (Substation), 10 (hard and soft landscaping) and 4 (facing brickwork) and these are currently being assessed.

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
Chief Planning Officer