

Application ref: 2020/4909/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
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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

Quod
13-17 Quod Ltd
Broadwick Street
London
W1F 0DE
United Kingdom

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 required for the partial discharge of condition 21 (Homes Quality Mark) and full discharge of conditions 26 (Levels Plans) and 28 (Local Employment) of planning permission 2014/5840/P as amended by 2015/6696/P and 2019/4998/P (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: Home Quality Mark Design Stage Assessment prepared by Envision dated 21st October 2020; MPR-TMA-ZZ-GF-GA-L-100009-P02; Employment, Skills and Supply Plan (submitted 04/02/2021)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reasons for granting permission:

Home quality mark

This report confirms achievement of the required 3 Star rating at Design Stage. The credits in each of the categories (energy, water and materials) is confirmed to be achieved at Design Stage. The details demonstrate the development would secure the appropriate energy and resource efficiency measures.

Level Plans

The submitted information includes information on where levels are changing and this has been reviewed by the Council's transport officer. The details demonstrate that the development promotes ease of movement for pedestrians and cyclists and encourages sustainable travel.

Local employment

An Employment, Skills and Supply Plan has been submitted. This has been reviewed by Economic Development and is considered acceptable. The details demonstrate that the development would provide sufficient employment.

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 DM1, E1, E2, A1, CC1, CC2, CC3 and CC4 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), 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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer