

Application ref: 2020/5364/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
Date: 24 February 2021

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 discharge of condition 39 (Substation) 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 multiuse 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: MPR ECE ZZ XX GA A 000101 P01; MPR-ECE-GH-00-DT-A-000200-P02

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting permission

Details of the substation have been submitted. It would be a brick structure with bi-fold metal doors to the front. The side elevation would have a steel louvre at high level. The details have been reviewed by Urban Design. The details

demonstrate that the appearance of the premises and the character of the immediate area would be safeguarded.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies D1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 8 (ground investigation for MUGA), 8 (contaminated land - verification report), 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 conditions 7 (SUDS), 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