

Application ref: 2020/5925/P
Contact: David Fowler
Tel: 020 7974 2123
Email: David.Fowler@camden.gov.uk
Date: 3 March 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

CBRE Limited
Henrietta House
Henrietta Place
London
W1G 0NB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land surrounding Snowman House and Casterbridge
Belsize Road
London
NW6 4DP

Proposal:

Details required by condition 25 (Construction Management Plan) of planning permission reference 2020/2486/P dated 27/11/20 (for construction of a new health and community centre, relocation of existing residential car park, along with landscaping, associated access, demolition of link bridge between Phases 2 and 3, and cycle parking).

Drawing Nos: Covering letter by CBRE dated 21 December 2020, Construction Management Plan v8 25.02.2021, CMP Addendum 10 12/01/2021.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for approval:

A Construction Management Plan (CMP), including an Air Quality Assessment have been submitted. These documents have been reviewed by the Council's Transport, Environmental Health and Air Quality Officers who, following the receipt of more information on dust mitigation and monitoring, are satisfied with

the submitted information. The CMP includes measures for ensuring highway safety, managing transport, deliveries, waste, and demonstrates consultation with local residents, businesses and local councillors. It is considered acceptable and will adequately protect pedestrian safety, traffic conditions and residential amenities.

One comment was received from a local resident on Goldhurst Terrace asking for confirmation that no mature trees would be destroyed and that permeable materials would be used. No additional trees would be removed above what was approved in the original application. With regards to permeable materials, the approved scheme was assessed with regards flood risk and considered to acceptably mitigate any flood risk.

Given the above, the condition can therefore be discharged.

As such, the proposed development is in general accordance with policies T1, T2 and T3 of the Camden Local Plan 2017.

- 2 You are advised that the following conditions relating to planning permission reference 2020/2486/P dated 27/11/2020 still need to be discharged: 3, 11, 16, 17, 18, 21, 24, 28, 29.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer