

Application ref: 2021/6278/P
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Date: 4 February 2022

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Lambert Smith Hampton
UK House
180 Oxford Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
31 Daleham Gardens
London
NW3 5BU

Proposal: Details pursuant to Condition 7 (Temporary Remediation Strategy) of planning permission reference 2020/2087/P dated 27/01/21 for demolition of the existing fire-damaged building.

Approved document: Temporary Remediation Plan dated December 2021.

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

Informative(s):

1 Reasons for approval:

Following the demolition of the building, the applicant (Camden Council) proposes to secure the site with hoardings pending the outcome of the regeneration strategy and any subsequent planning application.

The Temporary Remediation Plan sets out the measures for temporary site security and remediation, taking into account opportunities for community involvement, particularly for displays on the hoardings. The applicant is seeking to commission an artist to devise and produce artwork for the hoardings. This

commission is open to all artists, however must reflect some involvement with the local community. The community involvement will be from engagement with local groups, amenity groups, resident groups, and school children. It will also include information about the architect and the history of the site.

The regeneration strategy includes controls to ensure progress is made on the delivery of future development at the site. It is anticipated that Camden will complete the sale of the site in 2022. The target date for the submission of the application is Summer 2022. The target date for the commencement of development is Autumn 2023.

The condition includes a requirement for the applicant to identify a means of ensuring the provision of information to the Council and a mechanism for review. The Council will provide the LPA with a written report every six months, in August 2022, a second review in February 2023 and a third review in August 2023. Should no development be secured for commencement by December 2023, a landscaping scheme will be agreed with the LPA. This would be discussed in the August 2023 update. The Remediation Plan also includes a mechanism to raise concerns and trigger a review outside of the scheduled reviews.

The submitted details meet the requirements of the condition and as such, the condition can be discharged. The full impact of the scheme has already been assessed.

The Remediation Plan would preserve the Conservation Area and the health and amenity of residents, in accordance with Policies A1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that condition 8 ** Compliance Statement of planning permission granted on 27/01/2021 under Ref. 2020/2087/P require details to be submitted and approved.
- 3 Conditions marked with **

The matters covered by conditions marked with an ** are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information.

If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.

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 2021.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer