

Application ref: 2022/2659/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@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

Turley
8th Floor
Lacon House
84 Theobald's Road
London
WC1X 8NL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Central Somers Town Covering Land At Polygon Road Open Space Edith Neville
Primary School
174 Ossulston Street And Purchase Street Open Space
London
NW1 1EE**

Proposal: Amendment to planning permission reference 2020/4631/P dated 23/04/21 of planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 to alter the development description to remove reference to approximate floorspace figures for the community facilities within Plot 5 and overall floorspace of the community facilities. Description to now read: Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to including demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above; Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m); Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings; Plot 4: Replacement school (Use Class D1) ; Plot 5: 20no. residential units over a replacement community hall (Use Class D1); Plot 6: 14no. residential units; and Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m). Provision of 11,765 sqm of public open space along with associated highways works and landscaping. Namely, to include amendments to architectural design, building footprint, internal layouts, quantum o

Drawing Nos: Cover Letter dated 22/06/2022

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2020/4631/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-

I. Plot 1

Existing

057/4002, 057/4010, 057/4050, 057/4051, 057/4052, 057/4053.

Proposed

057/4102, 057/4110, 057/4111, 057/4112, 057/4113, 057/4114, 057/4115, 057/4150, 057/4151, 057/4152, 057/4153, 057/4160, 057/4161, 057/4162, 057/4163, 057/4164, 057/4165, 057/4220, 057/4221, 057/4222, 057/4223, 057/4300, Z(--)-232/P2, V(21)006

II. Plot 2

Existing

(00) P100, (00) P101.

Proposed

(01) P100, (01) P102, (01) P103, (01) P104, (01) P105, (01) P106, (01) P107,

(01) P108, (01) P109, (01) P110, (01) P111, (01) P201, (01) P202, (01) P203, (01) P204, (01) P210, (01) P211, (01) P301, (01) P302, (01) P303.

III. Plot 3

Existing

176 A001, 176b A010.

Proposed

176b A100, 176b A101, 176b A102 R1, 176b A103 R1, 176b A104, 176b A200, 176b A201, 176b A202, 176b A203, 176b A204, 176b A205, 176b A206, 176b A207, 176b A208, 176b A210, 176b A211.

IV. Plot 4

Existing

176 A001, 176 A010, 176 A011.

Proposed

176 A101, 176 A102, 176 A103, 176 A104, 176 A201, 176 A202, 176 A203, 176 A204, 176 A221, 176 A222, 176 A223, 176 A224, 176 A225, 176 A226.

V. Plots 5 & 6

Existing

A228_A_(00)_P100, A228_A_(00)_P102, A228_A_(00)_P103.

Proposed

A228_A_Z5_(01)_P104, A228_A_Z5_(01)_P105, A228_A_Z5_(01)_P106, A228_A_Z5_(01)_P107, A228_A_Z5_(01)_P201, A228_A_Z5_(01)_P202, A228_A_Z5_(01)_P203, A228_A_Z5_(01)_P204, A228_A_Z5_(01)_P210, A228_A_Z5_(01)_P211, A228_A_Z5_(01)_P301, A228_A_Z5_(01)_P302, A228_A_Z5_(01)_P303, A228_A_Z6_(01)_P102, A228_A_Z6_(01)_P103, A228_A_Z6_(01)_P104, A228_A_Z6_(01)_P105, A228_A_Z6_(01)_P106, A228_A_Z6_(01)_P201, A228_A_Z6_(01)_P202, A228_A_Z6_(01)_P203, A228_A_Z6_(01)_P204, A228_A_Z6_(01)_P210, A228_A_Z6_(01)_P211, A228_A_Z6_(01)_P301, A228_A_Z6_(01)_P302, A228_A_Z6_(01)_P303.

VI. Plot 7

Existing

372-SITE-100_P04, 372-SITE-101_P04

Proposed

01-100-P1 Site Plan, 02-099-P2 Basement Plan, 02-100-P2 Ground Floor Plan, 02-10M-P1 Mezzanine Plan, 02-101-P1 Level 01 Plan, 02-102-P1 Level 02 Plan, 02-103-P1 Level 03, 05, 07, 09, 11, 13 Plan, 02-104-P1 Level 04, 06, 08, 10, 12, 14 Plan, 02-115-P1 Level15 Plan, 02-116-P1 Level 16 Plan, 02-117-P1 Level 17 Plan, 02-118-P1 Level 18 Plan, 02-119-P1 Level 19 Plan, 02-120-P1 Level 20 Plan, 02-121-P1 Level 21 Plan, 02-122-P1 Level 22 Plan, 02-123-P1 Level 23 Roof Plan, 03-100-P2 North Elevation, 03-101-P2 East Elevation, 03-102-P2 South Elevation, 03-103 P2 West Elevation, 04-101-P1 Section A-A, 04-102-P1 Section B-B, 04-103-P1 Section C-C, 04-104-P1 Section D-D.

Documents

Design and Access Statement – Plot 7 – Brill Place Central Somers Town

(prepared by Stiff + Trevillion architects) November 2019, Planning Statement (prepared by Turley) November 2019, Heritage, Townscape and Visual Impact Assessment Addendum (prepared by Turley) November 2019, Energy and Sustainability Statement (prepared by Hoare Lea) November 2019, Daylight and Sunlight Assessment (prepared by Point 2 Surveyors) November 2019, Wind Microclimate Study (prepared by WSP) November 2019, Air Quality Review Rev 04 (Hoare Lea) 20/11/2020.

VII. All plots

Existing

246-100-P-01, , 246-100-P-02, 246-100-P-03, 246-100-P-04, 246-100-P-05, 246-100-P-10, 246-100-P-25, 246-100-P-30, 246-100-P-40, 246-100-P-41, 246-100-P-42, 1108-800, TCP_CNSOMERSTWN_1.

Proposed

246-110-P-01, 246-110-P-2, 246-110-P-03, 246-110-P-04, 246-110-P-05, 246-110-P-056, 246-110-P-07, 246-110-P-10, 246-110-P-15, 246-110-P-16, 246-110-P-17, 246-110-P-18, 246-110-P-25, 246-110-P-30, 1108-802, 1108-803, TLG-100-P-26_rA, 246-110-P-50, 246-110-P-51, TCP_CNSOMERSTWN_2.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval-

The application seeks to amend the description of development to remove the reference to the approximate floorspace of the community hall within Plot 5 and to the overall floorspace of the community facilities. The removal of specific floorspace figures would have no material impact on the planning permission, as the description still identifies the uses of the development. The approved floor plans would not change and the designated uses remain the same. The overall floorspace would not change as part of this Section 96a application, only references to the floorspace figures in the description of development.

Given the above, the effect of the change to the description is considered 'non-material' to the original scheme.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 23/04/21 under reference number reference 2020/4631/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered below the closing. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer

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