

Application ref: 2022/4134/P
Contact: David Fowler
Tel: 020 7974 2123
Email: David.Fowler@camden.gov.uk
Date: 6 October 2022

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

Mark Hopson
Development Consultant
LB of Camden

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

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**

Proposal: Details pursuant to Condition 129 (Stopping-up Order Plots 1 & 2) of planning reference 2015/2704/P dated 14/10/16 for 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:

- o 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;
- o Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);
- o Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings;
- o Plot 4: Replacement school (Use Class D1) ;
- o Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);
- o 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.

Drawing Nos: Stopping Up Order dated 20 September 2017.

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

Informative(s):

1 Reasons for discharge:

Condition 129 is a shadow section 106 condition requiring the applicant to demonstrate that they have received approval from the Council's Highways Section for the stopping up of a lane between Chalton Street and Ossulston Street.

A notice which authorises the stopping up of this lane has been submitted. The buildings have actually been built and the lane stopped up and removed.

Given the above, planning officers discharge condition 129.

The details submitted demonstrate that the pedestrian environment and public realm is maintained and improved in accordance with Camden Local Plan policies T1, T2 and T3.

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 written over a faint circular stamp.

Daniel Pope
Chief Planning Officer