

Application ref: 2022/5247/P  
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Date: 20 January 2023

**Development Management**  
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Quod  
8-14 Meard Street  
London  
W1F 0EQ

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 of Parking Management Plan required by condition 20 of planning permission 2014/5840/P dated 31/03/2015, 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 multi-use 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: Cover letter dated 29/11/2022 (Quod); MPR-TMA-ZZ-GF-GA-L-100001-C02; Malford Bollard MBD205-SS (Langley Design)

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

Informative(s):

#### 1 Reasons for granting approval-

This application seeks to discharge condition 20 of planning permission 2014/5840/P dated 31/03/2015. The condition requires the submission of a Parking Management Plan for Aspen Court setting out details of how measures to prevent private vehicles from accessing the hard standing (except for

servicing and for access to the disabled parking spaces) would be incorporated in the design.

It is proposed to use flip-top bollards. Keys to lower the bollards will be provided to those blue badge holders that are allocated one of the 4 disabled parking spaces located within the courtyard as well as the relevant service and emergency service providers that will require access to the Aspen Court building.

The Council's Transport Officer has reviewed the proposed details and is satisfied that the proposals are acceptable in order to ensure that the new courtyard is not opened up to abuse from ad-hoc parking.

Thus it is considered that the details accord with the requirements of policies CS5, CS11 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 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 2014/5840/P dated 31/03/2015 (as amended) are outstanding and require details to be submitted and approved.

Conditions 35 (acoustic verification report) and 36 (internal noise levels) are pending determination under application reference 2022/5451/P.

Conditions 40 (Wheelchair accessible units) and 41 (Wheelchair adaptable units) are pending determination under application reference 2022/5162/P.

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



Daniel Pope  
Chief Planning Officer