

Date: 23rd May '25
Our reference: ES/I&M/ED/2/25/S247

Engineering Service
Supporting Communities
London Borough of Camden
Room 4N/5PS
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk

Dear Sir / Madam,

ABBAY ROAD AND BELSIZE ROAD LAND ADJACENT TO THE FORMER EMMINSTER & HINSTOCK BLOCKS, BELSIZE PRIORY HEALTH CENTRE AND ABBEY CO-OP COMMUNITY CENTRE

IMPORTANT- THIS COMMUNICATION AFFECTS YOUR PROPERTY

Attached you will find a copy of the official notice, plans and draft orders detailing the closure of some land the rear of the footway at the above site. Please note that majority of the footway width will remain as shown on the plan.

The closure is required to allow the re-development of the above site to take place.

The proposal is as follows:

Areas of Highway/ Public Right of Way to be Stopped Up

Land totalling 1,859.9 m2 at Abbey Road and Belsize Road, London NW6 4DP as set out in drawing number ARP3-STN-XX-XX-DR-C-010/P08:

We enclose a copy of the notice and draft order in respect of the order to be made by the Council for your attention. Please read the notices and draft orders carefully. If the order is made the land will cease to be a public right of way/ public highway. Please note that areas to be closed are predominantly located on private land.

Could you kindly reply to Elliott Della by e-mail to StoppingUp@camden.gov.uk or to Engineering Service, Room 4N/5PS, Town Hall, Judd Street, London WC1H 8EQ by 18th **June 2025** and confirm as to whether or not you have any objections to the proposed order. If you have responded to the previous notice, it is not necessary to respond again.

PLEASE NOTE RESPONSES ARE REQUESTED TO BE BY E-MAIL

If you require any further information, please do not hesitate to contact, Elliott Della, on 020 7 974 5138.

Yours faithfully



Elliott Della
Senior Engineer
Environment and Transport

Reference: ES/I&M/ED/2/25/S247

Section 247 of the Town and Country Planning Act 1990

ABBEY ROAD AND BELSIZE ROAD **LAND ADJACENT TO THE FORMER EMMINSTER & HINSTOCK BLOCKS, BELSIZE PRIORY HEALTH CENTRE** **AND ABBEY CO-OP COMMUNITY CENTRE)**

The London Borough of Camden being satisfied that it is necessary to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990 hereby gives notice that it proposes to make an Order under Section 247 of the Town and Country Planning Act 1990 (as amended) to authorise the stopping up of the highway described in the First Schedule, namely the part of the open and accessible forecourt and internal estate routes surrounding and adjacent to the former Emminster and Hinstock Blocks, Belsize Priory Health Centre and Abbey Co-op Community Centre, Abbey Road, London NW6.

If the Order is made, the stopping-up will solely be authorised in order to enable the development described in the Second Schedule to this notice to be carried out in accordance with the planning permission granted by the London Borough of Camden on the 3rd March 2023 under reference 2022/2542/P, and for no other purpose.

Copies of the draft Order and relevant plan may be inspected during normal opening hours for a period of 28 days commencing on **29th May 2025** at St Pancras Library, 1st Floor, 5 Pancras Square, Kings Cross, London N1C 4AG or www.camden.gov.uk/stopping-up

Any Person may object to the making of the proposed Order by writing to the Director of Environment & Sustainability, London Borough of Camden, Room 4N/5PS Town Hall, Judd Street, London, WC1H 8EQ or StoppingUp@camden.gov.uk quoting reference ES/I&M/ED/2/25/S247. The departmental contact for any queries relating to this publication is Elliott Della telephone number 020 7974 5138.

PLEASE NOTE RESPONSES ARE REQUESTED TO BE BY E-MAIL

IN PREPARING AN OBJECTION IT SHOULD BE BORNE IN MIND THAT THE SUBSTANCE OF IT MAY BE IMPARTED TO OTHER PERSONS WHO MAY BE AFFECTED BY IT AND THAT THOSE PERSONS MAY WISH TO COMMUNICATE WITH THE OBJECTOR ABOUT IT.

THE FIRST SCHEDULE

Areas of Highway to be Stopped Up

Land totalling 1859.9 m² at Abbey Road and Belsize Road adjacent to the former Emminster and Hinstock Blocks, Belsize Priory Health Centre and Abbey Co-op Community Centre, Abbey Road, London NW6 as set out in drawing number ARP3-STN-XX-XX-DR-C-010/P08:

THE SECOND SCHEDULE

The Location

Abbey Co-op Phase 3 (Emminster & Hinstock and Abbey Co-op Community Centre) Abbey Road London NW6 4DP

The Development

Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Use Class C3) and ground floor commercial space (Use Class E) to be used as flexible commercial units, across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works..

Richard Bradbury
Director of Environment & Sustainability

**LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACT 1990
SECTION 247
GREATER LONDON AUTHORITY ACT 1999**

**THE STOPPING UP OF HIGHWAYS
(LONDON BOROUGH OF CAMDEN) (NUMBER 2) ORDER 2025
MADE:**

**ABBAY ROAD AND BELSIZE ROAD
LAND ADJACENT TO THE FORMER EMMINSTER & HINSTOCK BLOCKS,
BELSIZE PRIORY HEALTH CENTRE AND ABBEY CO-OP COMMUNITY
CENTRE**

The London Borough of Camden makes this order in the exercise of its powers under Section 247 of the Town and Country Planning Act 1990 as amended by Section 270 and Schedule 22 of the Greater London Authority Act 1999 and of all other enabling powers: -

The London Borough of Camden authorises the stopping up of the areas of highway described in the First Schedule to this Order and shown on the attached drawing solely in order to enable the development described in the Second Schedule to this Order, to be carried out in accordance with the planning permission, granted under Part III of the Town & Country Planning Act 1990, by the London Borough of Camden on the 3 March 2023 under reference 2022/25427/P.

1. This Order shall come into force on _____ and may be cited as the Stopping Up of Highways (London Borough of Camden) (Number 2) Order 2025.
2. This order will not change the rights of any statutory utilities to access and maintain their plant or equipment.

**THE COMMON SEAL OF THE MAYOR)
AND BURGESSES OF THE LONDON)
BOROUGH OF CAMDEN was hereunto)
Affixed by Order:-)**

.....
Authorised Signatory

THE FIRST SCHEDULE

Areas of highway to be Stopped Up

Land totalling 1,859.9 m² at Abbey Road and Belsize Road adjacent to the former Emminster and Hinstock Blocks, Belsize Priory Health Centre and Abbey Co-op Community Centre, Abbey Road, London NW6 as set out below and in drawing number ARP3-STN-XX-XX-DR-C-010/P08:

| Area A | | |
|--------------|------------|----------------------|
| MAP LOCATION | EASTING | NORTHING |
| A01 | 525719.705 | 183883.015 |
| A02 | 525715.957 | 183885.870 |
| A03 | 525716.815 | 183886.856 |
| A04 | 525723.307 | 183908.808 |
| A05 | 525729.353 | 183916.436 |
| A06 | 525725.534 | 183919.283 |
| A07 | 525730.545 | 183932.275 |
| A08 | 525751.189 | 183916.980 |
| A09 | 525750.127 | 183916.760 |
| A10 | 525745.440 | 183910.616 |
| A11 | 525745.882 | 183909.213 |
| A12 | 525768.024 | 183892.683 |
| A13 | 525773.412 | 183893.452 |
| A14 | 525779.087 | 183889.165 |
| A15 | 525781.855 | 183893.089 |
| A16 | 525781.809 | 183894.119 |
| A17 | 525789.899 | 183888.054 |
| A18 | 525791.788 | 183886.005 |
| A19 | 525792.032 | 183885.127 |
| A20 | 525791.286 | 183881.972 |
| A21 | 525790.153 | 183879.821 |
| A22 | 525789.858 | 183879.492 |
| A23 | 525781.719 | 183873.943 |
| A24 | 525775.941 | 183871.322 |
| A25 | 525777.976 | 183874.062 |
| A26 | 525776.334 | 183875.823 |
| A27 | 525777.841 | 183877.821 |
| A28 | 525777.382 | 183881.184 |
| A29 | 525772.487 | 183884.849 |
| A30 | 525770.641 | 183886.236 |
| A31 | 525767.796 | 183888.367 |
| A32 | 525765.845 | 183889.812 |
| A33 | 525764.280 | 183890.965 |
| A34 | 525763.465 | 183890.837 |
| A35 | 525733.783 | 183913.134 |
| A36 | 525731.990 | 183910.774 |
| A37 | 525732.423 | 183910.405 |
| A38 | 525729.171 | 183906.208 |
| A39 | 525727.719 | 183904.433 |
| A40 | 525732.880 | 183900.560 |
| Total Area | | 959.9 m ² |

| Area B | | |
|--------------|------------|----------------------|
| MAP LOCATION | EASTING | NORTHING |
| B01 | 525727.076 | 183836.082 |
| B02 | 525727.518 | 183838.494 |
| B03 | 525726.012 | 183840.706 |
| B04 | 525721.174 | 183841.667 |
| B05 | 525718.997 | 183844.909 |
| B06 | 525721.548 | 183858.608 |
| B07 | 525720.343 | 183861.398 |
| B08 | 525708.700 | 183870.246 |
| B09 | 525709.697 | 183872.925 |
| B10 | 525712.336 | 183870.960 |
| B11 | 525713.929 | 183871.223 |
| B12 | 525741.476 | 183850.643 |
| B13 | 525742.434 | 183851.915 |
| B14 | 525743.918 | 183850.791 |
| B15 | 525744.628 | 183850.900 |
| B16 | 525746.860 | 183853.880 |
| B17 | 525746.186 | 183854.960 |
| B18 | 525748.731 | 183858.270 |
| B19 | 525750.989 | 183856.705 |
| B20 | 525753.191 | 183858.187 |
| B21 | 525754.235 | 183859.544 |
| B22 | 525753.779 | 183860.457 |
| B23 | 525758.274 | 183866.407 |
| B24 | 525768.320 | 183867.836 |
| B25 | 525768.717 | 183868.405 |
| B26 | 525768.286 | 183871.591 |
| B27 | 525766.404 | 183871.799 |
| B28 | 525767.868 | 183872.486 |
| B29 | 525772.678 | 183872.993 |
| B30 | 525775.063 | 183870.921 |
| Total Area | | 562.0 m ² |

| Area C | | |
|--------------|------------|--------------------|
| MAP LOCATION | EASTING | NORTHING |
| C01 | 525721.755 | 183832.400 |
| C02 | 525721.950 | 183833.434 |
| C03 | 525723.346 | 183833.155 |
| Total Area | | 1.0 m ² |

| Area D | | |
|--------------|------------|--------------------|
| MAP LOCATION | EASTING | NORTHING |
| D01 | 525710.807 | 183824.592 |
| D02 | 525711.091 | 183826.050 |
| D03 | 525712.563 | 183825.747 |
| Total Area | | 1.1 m ² |

| Area E | | |
|--------------|------------|------------|
| MAP LOCATION | EASTING | NORTHING |
| E01 | 525698.468 | 183816.163 |
| E02 | 525698.962 | 183823.092 |
| E03 | 525700.103 | 183822.946 |
| E04 | 525701.513 | 183820.744 |
| E05 | 525704.329 | 183820.177 |
| Total Area | | 17.7 |

| Area F | | |
|--------------|------------|---------------------|
| MAP LOCATION | EASTING | NORTHING |
| F01 | 525730.207 | 183932.525 |
| F02 | 525730.287 | 183932.780 |
| F03 | 525751.754 | 183916.748 |
| F04 | 525753.606 | 183915.188 |
| F05 | 525753.060 | 183914.538 |
| F06 | 525777.644 | 183896.213 |
| F07 | 525779.066 | 183896.206 |
| Total Area | | 35.4 m ² |

| Area G | | |
|--------------|------------|---------------------|
| MAP LOCATION | EASTING | NORTHING |
| G01 | 525751.725 | 183853.305 |
| G02 | 525751.172 | 183854.524 |
| G03 | 525775.699 | 183870.997 |
| G04 | 525792.334 | 183881.062 |
| G05 | 525792.804 | 183885.892 |
| Total Area | | 49.2 m ² |

| Area H | | |
|--------------|------------|--------------------|
| MAP LOCATION | EASTING | NORTHING |
| H01 | 525730.447 | 183838.416 |
| H02 | 525730.330 | 183838.597 |
| H03 | 525735.357 | 183841.997 |
| H04 | 525735.291 | 183842.093 |
| H05 | 525751.787 | 183853.169 |
| Total Area | | 4.9 m ² |

| Area I | | |
|--------------|------------|--------------------|
| MAP LOCATION | EASTING | NORTHING |
| I01 | 525718.472 | 183830.128 |
| I02 | 525726.993 | 183835.632 |
| Total Area | | 3.9 m ² |

| Area J | | |
|--------------|------------|--------------------|
| MAP LOCATION | EASTING | NORTHING |
| J01 | 525698.703 | 183816.143 |
| J02 | 525717.123 | 183828.807 |
| Total Area | | 2.3 m ² |

| Area K | | |
|--------------|------------|----------------------|
| MAP LOCATION | EASTING | NORTHING |
| K01 | 525708.386 | 183855.590 |
| K02 | 525706.419 | 183855.954 |
| K03 | 525708.685 | 183868.273 |
| K04 | 525739.359 | 183908.957 |
| K05 | 525740.957 | 183907.754 |
| K06 | 525724.106 | 183885.543 |
| K07 | 525724.490 | 183881.756 |
| K08 | 525752.340 | 183858.556 |
| K09 | 525722.612 | 183880.835 |
| K10 | 525718.808 | 183875.740 |
| K11 | 525718.307 | 183876.141 |
| K12 | 525716.986 | 183876.037 |
| K13 | 525710.568 | 183867.451 |
| Total Area | | 222.5 m ² |

THE SECOND SCHEDULE

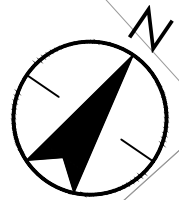
The Location

Abbey Co-op Phase 3 (Emminster & Hinstock and Abbey Co-op Community Centre) Abbey Road London NW6 4DP

The Development

Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Use Class C3) and ground floor commercial space (Use Class E) to be used as flexible commercial units, across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works.

DRAFT



NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DESIGN DRAWINGS, SPECIFICATIONS AND DOCUMENTATION
- DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT PLEASE REQUEST FURTHER INFORMATION
- FULL PLANNING PERMISSION HAS BEEN GRANTED BY THE LOCAL PLANNING AUTHORITY, LONDON BOROUGH OF CAMDEN, FOR REDEVELOPMENT OF THE SITE UNDER REFERENCE 2022/2542/P
- EXTENT OF EXISTING HIGHWAYS LAND TAKEN FROM CAMDEN COUNCIL PLAN REFERENCE 21737606, DATED 13.01.2022
- TOPOGRAPHICAL SURVEY IS TAKEN FROM METRA SURVEYING, DRAWING No. WRS20002-METRA-EXT-XX-DR-X-002, REV 02, DATED 23.12.2022
- ALL WORKS WITHIN PUBLIC HIGHWAY LAND ARE SUBJECT TO THE HIGHWAY AUTHORITIES AGREEMENT

STOPPING UP / DEDICATION AREAS

| REFERENCE | AREA (m ²) |
|-----------|------------------------|
| A | 959.9 |
| B | 562.0 |
| C | 1.0 |
| D | 1.1 |
| E | 17.7 |
| F | 35.4 |
| G | 49.2 |
| H | 4.9 |
| I | 3.9 |
| J | 2.3 |
| K | 222.5 |

VEHICULAR ACCESS TO REAR OF COMMERCIAL UNITS & FLATS VIA UNDERPASS

MINOR REALIGNMENT OF HIGHWAY BOUNDARY (DEDICATION)

PHASE 2

REALIGNMENT OF HIGHWAY BOUNDARY (DEDICATION)

MINOR REALIGNMENT OF HIGHWAY BOUNDARY (STOPPING UP)

MINOR REALIGNMENT OF HIGHWAY BOUNDARY (DEDICATION)

REALIGNMENT OF HIGHWAY BOUNDARY (DEDICATION)

MINOR REALIGNMENT OF HIGHWAY BOUNDARY (STOPPING UP)

MINOR REALIGNMENT OF HIGHWAY BOUNDARY (DEDICATION)

MINOR REALIGNMENT OF HIGHWAY BOUNDARY (STOPPING UP)

PHASE 1



Stantec UK Limited
LONDON
The Stills, 1st Floor, 80 Turnmill Street, London
United Kingdom, EC1M 5QU
Tel: +44 20 3824 6600
www.stantec.com/uk

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Notes

UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

LEGEND

- TOPOGRAPHICAL SURVEY
- EXISTING BOUNDARY OF ADOPTED PUBLIC HIGHWAY MAINTAINED BY THE LONDON BOROUGH OF CAMDEN *
- ULTIMATE PUBLIC HIGHWAY BOUNDARY UPON COMPLETION OF THE DEVELOPMENT
- EXTENT OF EXISTING PUBLIC HIGHWAY TO BE STOPPED UP
- PROPOSED AREA FOR DEDICATION AS PUBLIC HIGHWAY
- PROPOSED BUILDING FOOTPRINT
- * THE EXISTING HIGHWAY BOUNDARY HAS BEEN INTERPRETED BY STANTEC, BASED ON THE TOPOGRAPHICAL SURVEY & CAMDEN COUNCIL'S HIGHWAY BOUNDARY MAP
- POTENTIAL RIGHTS OF WAY AND/ OR PUBLIC RIGHTS OF WAY, INTERPRETED BY STANTEC, BASED ON THE TOPOGRAPHICAL SURVEY INFORMATION AT GROUND LEVEL
- POTENTIAL RIGHTS OF WAY AND/ OR PUBLIC RIGHTS OF WAY AT HIGH LEVEL (RAISED PEDESTRIAN WALKWAYS), TAKEN FROM CAMDEN COUNCIL'S MARKED UP PLAN, RECEIVED 13.03.2023

| | | | | |
|-----------------|---|------|-------|------------|
| P08 | COORDINATE STYLE AMENDED | RW | SE | 2025.05.07 |
| P07 | ULTIMATE BOUNDARY UPDATED ALONG BELSIZE ROAD | RW | SE | 2025.04.25 |
| | COORDINATES & AREAS ADDED | | | |
| P06 | PRIVATE AREAS AND GATES ADDED | RW | MD | 2023.03.29 |
| P05 | STOPPING UP OF POTENTIAL EXISTING PUBLIC RIGHT OF WAY SHOWN | RW | MD | 2023.03.01 |
| P04 | BOUNDARIES & HATCHES UPDATED | RW | MD | 2023.02.28 |
| P03 | EXISTING HIGHWAY BOUNDARY UPDATED TO LATEST TOPO | RW | MD | 2023.01.13 |
| P02 | BOUNDARIES UPDATED TO LATEST SITE LAYOUT | RW | MD | 2023.01.11 |
| P01 | FOR INFORMATION | RW | MD | 2022.10.05 |
| Issued/Revision | | By | Appd | YYYY.MM.DD |
| | | RW | SE | MD |
| | | Dwn. | Dsgn. | Chkd. |
| | | | | 2022.10.05 |
| | | | | YYYY.MM.DD |

Issue Status

S3 - SUITABLE FOR APPROVAL

This document is suitable only for the purpose noted above.
Use of this document for any other purpose is not permitted.

Client/Project Logo



Client/Project

ABBEY ROAD - PHASE 3

Title

STOPPING UP PLAN

Project No.
330510094

Revision
P08

Scale

1:200

Drawing No.

ARP3-STN-XX-DR-C-010