

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,

ABBEY 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

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 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 ABBAY 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 m²

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 m²

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 m²

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 m²

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 m²

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 m²

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 m²

Area I		
MAP LOCATION	EASTING	NORTHING
I01	525718.472	183830.128
I02	525726.993	183835.632
Total Area		3.9 m²

Area J		
MAP LOCATION	EASTING	NORTHING
J01	525698.703	183816.143
J02	525717.123	183828.807
Total Area		2.3 m²

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 m²

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)

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)

MINOR REALIGNMENT OF HIGHWAY BOUNDARY (DEDICATION)

MINOR REALIGNMENT OF HIGHWAY BOUNDARY (STOPPING UP)



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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

Issue/Revision	By	Appd	MD	SE	RW
P08 COORDINATE STYLE AMENDED					2025.05.07
P07 ULTIMATE BOUNDARY UPDATED ALONG BELSIZE ROAD COORDINATES & AREAS ADDED					2025.04.25
P06 PRIVATE AREAS AND GATES ADDED					2023.03.29
P05 STOPPING UP OF POTENTIAL EXISTING PUBLIC RIGHT OF WAY SHOWN					2023.03.01
P04 BOUNDARIES & HATCHES UPDATED					2023.02.28
P03 EXISTING HIGHWAY BOUNDARY UPDATED TO LATEST TOPO					2023.01.13
P02 BOUNDARIES UPDATED TO LATEST SITE LAYOUT					2023.01.11
P01 FOR INFORMATION					2022.10.05
Issue/Revision					YYYY.MM.DD
					2022.10.05
	Dwn.	Dsgn.	Chktd.		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
ABBAY ROAD - PHASE 3

Title
STOPPING UP PLAN

Project No.	Scale
330510094	1:200
Revision	Drawing No.
P08	ARP3-STN-XX-XX-DR-C-010



Project: [unreadable] | User: [unreadable] | Date: 2025-05-07 | Drawing: [unreadable] | Scale: 1:200 | Issue: S3 - SUITABLE FOR APPROVAL | Status: [unreadable] | Author: [unreadable] | Checker: [unreadable] | Approver: [unreadable]