

Application ref: 2021/2671/P  
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**Development Management**  
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DP9 Ltd.  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**The Ugly Brown Building**  
**2 St Pancras Way**  
**London**  
**NW1 0QG**

Proposal:

Demolition of existing building, and redevelopment to provide a mixed use development comprising a 9 storey building (Plot B) with two basement levels, for use as Class E and Drinking Establishment (Sui Generis), a two-storey Pavilion (Plot C4) for Class E and Drinking Establishment (Sui Generis), along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works, alongside amendments to Plot C within planning permission 2017/5497/P, namely increase of affordable housing provision in Plot C2.

Drawing Nos: Site Location Plan; 1603\_P\_001 Rev H; 1603\_P\_098 Rev J;  
1603\_P\_099 Rev P; 1603\_P\_100 Rev Q; 1603\_P\_100; 1603\_P\_101 Rev M;  
1603\_P\_102 Rev L; 1603\_P\_103 Rev L; 1603\_P\_104 Rev K; 1603\_P\_105 Rev M;  
1603\_P\_106 Rev M; 1603\_P\_107 Rev L; 1603\_P\_108 Rev P; 1603\_P\_RP Rev K;  
1603\_P\_131 Rev E; 1603\_P\_132 Rev E; 1603\_P\_231 Rev F; 1603\_P\_240 Rev H;  
1603\_P\_302 Rev F; 1603\_P\_304 Rev F; 1603\_P\_321 Rev J; 1603\_P\_322 Rev J;  
1603\_P\_323 Rev J; 1603\_P\_324 Rev K; 1603\_P\_350 Rev J; 1603\_P\_451 Rev D;  
1603\_P\_457 Rev A; 1603\_P\_458 Rev A; 1603\_P\_459 Rev A; 1603\_P\_460 Rev A;  
1603\_P\_130 Rev D; 1603\_P\_131 Rev E; 1603\_P\_132 rev E; 1603\_P\_134 Rev D;  
1603\_P\_135 Rev D; 1603\_P\_136 rev D; 1603\_P137 Rev E; 1603\_P\_138 Rev D;  
1603\_P\_139 Rev D; 1603\_P\_140 Rev D; 1603\_P\_141 Rev D; 1603(SC)001 Rev P;

Planning Statement May 2021; Flood Risk Assessment and SUDS Strategy Rev C 2018; BREEAM Assessment P01 December 2020; Fire Strategy Plot B dated May 2021; Energy Statement P01 Dated April 2021; Basement Impact Assessment Version F Dated 11th May 2021; Transport Assessment Addendum Dated May 2021; Retaining Wall Assessment dated 19th May 2020; Arboricultural Impact Assessment dated March 2018; Townscape, Visual and Built Heritage Assessment Addendum dated May 2021; Health Impact Assessment April 2021; Regeneration Statement dated April 2021; Air Quality Assessment May 2021; Outline Construction Management Plan May 2021; Noise Assessment Report May 2021; Daylight and Sunlight Addendum Dated April 2021; Wind Microclimate Statement of Conformity dated April 2021;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans-Site Location Plan; 1603\_P\_001 Rev H; 1603\_P\_098 Rev J; 1603\_P\_099 Rev P; 1603\_P\_100 Rev Q; 1603\_P\_101 Rev M; 1603\_P\_102 Rev L; 1603\_P\_103 Rev L; 1603\_P\_104 Rev K; 1603\_P\_105 Rev M; 1603\_P\_106 Rev M; 1603\_P\_107 Rev L; 1603\_P\_108 Rev P; 1603\_P\_RP Rev K; 1603\_P\_131 Rev E; 1603\_P\_132 Rev E; 1603\_P\_231 Rev F; 1603\_P\_240 Rev H; 1603\_P\_302 Rev F; 1603\_P\_304 Rev F; 1603\_P\_321 Rev J; 1603\_P\_322 Rev J; 1603\_P\_323 Rev J; 1603\_P\_324 Rev K; 1603\_P\_350 Rev J; 1603\_P\_451 Rev D; 1603\_P\_457 Rev A; 1603\_P\_458 Rev A; 1603\_P\_459 Rev A; 1603\_P\_460 Rev A; 1603(SC)001 Rev P; 1603\_XP\_001; 1603\_P\_130 Rev D; 1603\_P\_134 Rev D; 1603\_P\_135 Rev D; 1603\_P\_136 Rev D; 1603\_P\_137 Rev E; 1603\_P\_138 Rev E; 1603\_P\_139 Rev D; 1603\_P\_140 Rev D; 1603\_P\_141 Rev D; Planning Statement May 2021; Flood Risk Assessment and SUDS Strategy Rev C 2018; BREEAM Assessment P01 December 2020; Fire Strategy Plot B dated May 2021; Energy Statement P01 Dated April 2021; Basement Impact Assessment Version F Dated 11th May 2021; Transport Assessment Addendum Dated May 2021; Retaining Wall Assessment dated 19th May 2020; Arboricultural Impact Assessment dated March 2018; Townscape, Visual and Built Heritage Assessment Addendum dated May 2021; Health Impact Assessment April 2021; Regeneration Statement dated April 2021; Air Quality Assessment May 2021; Outline Construction Management Plan May 2021; Noise Assessment Report May 2021; Daylight and Sunlight Addendum Dated April 2021; Wind Microclimate Statement of Conformity dated April 2021; Design and Access Statement Rev A;

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

- 3 Detailed drawings/samples - Plot B

Detailed drawings, or samples of materials as appropriate, in respect of the

following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale on-site sample panel of brickwork, fins, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.
- c) Details of all new balustrade, railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).
- d) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.
- e) A sample panel of all facing materials should be erected on-site for inspection for the local planning authority and maintained for the duration of the works.
- f) Detailed plans of all new external servicing, including but not restricted to plant enclosure, vents, flues, rainwater goods, SVPS.

The relevant part of the works shall then be carried in accordance with the approved details

#### 4 Detailed drawings/samples - Plot C

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale on site sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.
- c) Details of all new balustrade, railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site).
- d) A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond,

pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.

e) A sample panel of all facing materials should be erected on-site for inspection for the local planning authority and maintained for the duration of the works.

f) Detailed plans of all new external servicing, including but not restricted to vents, flues, rainwater goods, SVPS.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the surrounding conservation area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan.

- 5 No meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external elevations of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Circular Economy and Operational waste Management Strategy

Prior to commencement of demolition, a Circular Economy Statement and Operational waste Management Strategy shall be submitted to and approved in writing by the Council.

Reason: To ensure that the development minimises waste and supports the circular economy in order to maximise the re-use of materials in line with London Plan Policy SI 7 and the Circular Economy Statements draft London Plan Guidance 2021.

- 7 Prior to the occupation of Plot B, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in line with London Plan Policy SI 7 and the Circular Economy Statements draft London Plan Guidance 2021.

- 8 Prior to the occupation of Plot C, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in line with London Plan Policy SI 7 and the Circular Economy Statements draft London Plan Guidance 2021.

- 9 Refuse and recycling

Prior to commencement of above ground works of each building of Plot B and Plot C, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5 of the Camden Local Plan.

- 10 Roof terraces

No flat roofs within the development shall be used as terraces unless annotated on the hereby approved plans.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan.

- 11 Landscape

Prior to the commencement of any above ground works of Plots B and C, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. Such details shall include:

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.
- b) details of proposals for the enhancement of biodiversity,
- c) an open space management plan,
- d) detailed plans, including sections of the tree pits, to include one continuous tree pit for trees adjacent to the canal,
- e) details of proposed replacement trees.
- f) design and maintenance regime for the biodiverse roofs that will ensure only low nutrient runoff will be discharged to appropriate drainage

systems.

The relevant part of the works shall be carried out within the first planting season prior to completion and not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A1, D1 and A2 of the Camden Local Plan.

- 12 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 13 Hours of use: Building C2 (Class E (b))

Any units within Building C2 which operate as food & drink uses (Class E(b)), shall not be open to customers outside the following times :

7am to 11:00pm Monday to Saturday, and  
8am to 10:00pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

- 14 Hours of use: Buildings C1, C3 and C4

Any units within the buildings C1, C3 and C4 which operate as food & drink uses (Class E(b)) and drinking establishments (Sui Generis), shall not be carried out outside the following times :

7am to 11:30pm Monday to Thursday,  
7am to Midnight Friday and Saturday, and  
7am to 10:00pm on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with Policy A1 of the Camden Local Plan 2017.

15 Sui Generis limitation building C2

There shall be no drinking establishments (Sui Generis) within building C2.

Reason: To ensure that the amenity of occupiers of residential properties in building C2 are not adversely affected by noise and disturbance in accordance with Policy A1 of the Camden Local Plan 2017.

16 Small units

Notwithstanding the hereby approved plans, a minimum of two small units (200sqm or less) shall be provided at any one time.

Reason: To promote the provision of smaller shop premises in accordance with Policy TC5 of the Camden Local Plan 2017.

17 Use of Terrace to Building C4

The use of the roof terrace hereby permitted on Block C4 shall not be carried out outside the following times 0730-2300 Mondays to Saturdays and 0830-2300 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the nearest residential properties and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the London Borough of Camden Local Plan 2017.

18 Floorspace Limitations

A minimum of 60% of the ground floor level flexible floorspace shall be occupied in Class E (a, b, c, e, f) and Drinking establishment (Sui Generis) use at any one time.

Reason: To safeguard the character, function, vitality and viability of the area in accordance with policies G1, A1, TC1 and TC3 of the Camden Local Plan 2017.

19 Floorspace limitations Class E (a, c, e, f) Retail and commercial

A minimum of 10% of the hereby approved Flexible floorspace (annotated on the plans as Class E) be occupied in Class E (a) or Class E (c) or Class E (e) or Class E (f) use at any one time.

Reason: To safeguard the character, function vitality and viability of the area and to safeguard the amenity of the future and existing occupiers of the development site in accordance with policies G1, A1, TC1 and TC3 of the Camden Local Plan 2017.

20 Floorspace limitations Class E (b) Food and drink

A maximum of 40% of the hereby approved Flexible floorspace (Class E) shall be occupied in Class E (b) use at any one time.

Reason: To ensure the future occupation of the development does not lead to an overconcentration of restaurants and cafes in the area and safeguard the character, function vitality and viability of the area and to safeguard the amenity of the future and existing occupiers of the development site in accordance with policies G1, A1, A4, TC1 and TC3 of the Camden Local Plan 2017.

21 Floorspace limitations Sui Generis (bar)

A maximum of 30% of the hereby approved Flexible floorspace, annotated as Sui Generis (bar) shall be occupied as Drinking Establishment (Sui Generis) use at any one time.

Reason: To ensure the future occupation of the development does not lead to an overconcentration of drinking establishments in the area and safeguard the character, function vitality and viability of the area and to safeguard the amenity of the future and existing occupiers of the development site in accordance with policies G1, A1, A4, TC1 and TC3 of the Camden Local Plan 2017.

22 Class E (d) use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the gym within Class E(d) shall only be in use as a gym as annotated on the hereby approved plans.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise traffic congestion and excessive on-street parking pressure in accordance with policies G1, CC1 and A1 of the London Borough of Camden Local Plan 2017.

23 SUDS

Prior to commencement of development on each plot, other than works of demolition, site clearance and preparation, full details of the sustainable drainage system as stated in the approved document 'Flood Risk Assessment and SuDS Strategy' dated 31/08/2017, prepared by Water Environment Limited on behalf of GD Partnership Ltd, shall be submitted to and approved in writing by the local planning authority. Details shall include the following SuDS measures:

- a) Plot B: Combination biodiverse/blue and blue roofs: 41.7 m<sup>3</sup> storage  
Cellular attenuation tank buried under basement car park: 34.2 m<sup>3</sup> storage  
Controlled outflow to combined sewer: 22.6 l/s discharge rate  
Controlled outflow to Regent's Canal: 13.1 l/s discharge rate
- b) Plot C: Combination biodiverse/blue and blue roofs: 55.0 m<sup>3</sup> storage  
Cellular attenuation tanks buried under external paving: 150.0 m<sup>3</sup> storage  
Controlled outflow to combined sewer: 83.8 l/s discharge rate  
Controlled outflow to Regent's Canal: 17.3 l/s discharge rate



Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate a minimum 50% reduction in total run-off rate as stated in the approved document.

Plot B 35.7 l/s discharge rate

Plot C 101.1 l/s discharge rate

Details shall include for the relevant plot a site-specific lifetime maintenance plan, overland flow routes for exceedance events, an interim drainage strategy for the demolition and construction phase, and final discharge approvals, and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.

#### 24 SUDS Compliance

Prior to occupation of each plot, evidence that the SuDS systems have been implemented in accordance with the approved details shall be submitted to and approved in writing by the Local Planning Authority. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.

#### 25 Cooling

Notwithstanding the hereby approved submission documents, active cooling (Air Conditioning) shall only be permitted where dynamic thermal modelling demonstrates there is a requirement for such cooling after application of the cooling hierarchy. Dynamic thermal modelling shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any active cooling.

Reason: To ensure the development adopts appropriate climate change adaptation measures in accordance with Policy CC2 of the Camden Local Plan 2017.

#### 26 Air Quality Plot C

Prior to the commencement of Plot C an Air Quality Assessment (AQA), solely for Plot C, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure Plot C is built as an air quality neutral development and would safeguard the amenity of the future occupiers of Plot C in accordance

with Policies A1 and CC4 of the Camden Local Plan 2017.

27 Water efficiency

The residential units hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of residential units, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.

28 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

29 Living roof details and installation

Prior to the commencement of any above ground works of each building of plots B and C, a detailed plan of the biodiverse substrate roofs in the areas indicated on the approved roof plans of the respective building shall be submitted to and approved by the local planning authority. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the biodiverse roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC1, CC2 and CC3 of the Camden Local Plan.

30 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

31 Plot C Solar PV assessment

Prior to the commencement of works on Plot C an assessment into the implementation of further renewable technology on site shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be implemented prior to the occupation of any buildings within Plot C and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

32 In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

33 Wind Mitigation

Prior to commencement of above ground works to buildings C2 and C4 details of wind mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented prior to first occupation.

Reason: To safeguard the amenities of users of the terrace areas, in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

34 Sound insulation

Prior to commencement of above ground works to Plot C of the relevant buildings, detailed technical specifications of the building envelope (glazed and non-glazed elements) shall be submitted to and approved in writing by the local planning authority. The assessment shall include full details of the proposed building construction and composite façade calculations to predict the internal noise level in habitable rooms. Internal noise levels in habitable rooms shall comply with BS8233:2014 and Appendix 3: Noise Thresholds of the Local Plan.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental noises sources in accordance with the requirements of policies G1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

### 35 Plant and equipment

Prior to commencement of above ground works of Plot C, details of the sound insulation of the floor and walls separating all non-habitable uses (for example retail, residential gym, office, workshop) uses from adjacent residential uses shall be submitted to and approved in writing by the local planning authority. Such details shall demonstrate that the sound insulation value  $D_{nTw}+C_{tr}$  is enhanced by at least 10dB above the Building Regulations value for Class E (b), and Sui Generis (gym) uses and 5dB above the Building Regulations value for Class E (a) (non-music) and Class E (g) (office).

The details as approved shall be implemented prior to first occupation and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

### 36 Cycle parking - Long Stay

Prior to first occupation of the relevant plot, the following bicycle parking shall be provided:

- a) Plot B secure and covered parking for 330 bicycles
- b) Plot C secure and covered parking for 380 bicycles for the commercial element, 39 for the retail element, 2 for the gym and 126 for the residential units.

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan 2017.

### 37 Cycle Parking - Short Stay

Prior to the commencement of any above ground works of Plots B and C, a detailed plan annotating the provision of 110 visitor cycle spaces in respect of each phase of the hereby approved development shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved plans prior to occupation of the relevant building. All cycle stands shall thereafter be retained and maintained.

Reason: To ensure that the scheme makes adequate provision for cycle users

in accordance with policies T1 and T3 of the Camden Local Plan 2017.

38 Canal Wall

Prior to the commencement of any works on site, details of mitigation measures that will be put in place to ensure the development does not impact on the structural integrity of the canal shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall remain in situ during the construction works.

Reason: To ensure the development would not cause undue harm to the adjacent canal in accordance with policy A3 of the Camden Local Plan 2017.

39 Provision of electric charging points - Plot C

Prior to the occupation of residential units within Plot C one electrical charging point shall be provided by the two disabled car parking spaces hereby approved. The charging points shall be provided in their entirety prior to occupation of any units, in accordance with the details thus approved and thereafter be permanently maintained and retained.

Reason: To encourage the uptake of electric vehicles, in accordance with the London Plan 2021.

40 Biodiversity Enhancements

Prior to the commencement of above ground works of Plots B and C, a plan showing details of biodiversity enhancements on the respective buildings and within the open space (including details of bird and bat boxes) appropriate to the development's location, scale and design shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and in accordance with policy A3 of the Camden Local Plan 2017.

41 Lighting Strategy

Before the relevant part of each Plot commences full details of a lighting strategy, to include information about potential light spill on to the canal, buildings, trees and lines of vegetation, shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements policy A3 of the Camden Local Plan 2017.

- 42 Prior to commencement of any impact piling on Plots B and C, a piling method statement for the respective buildings shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 43 Existing Water Supply Infrastructure

Prior to the commencement of above ground works, an impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The study shall identify any new additional capacity required in the system and suitable connection point.

Reason: To ensure the water supply infrastructure has sufficient capacity to copy with the additional demand in accordance with the requirements of Policy A5 of the Camden Local Plan 2017.

- 44 Plant Noise

Prior to occupation of Plot B of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 45 Plant Noise

Prior to occupation of Plot C of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise

level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

46 Noise levels

Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 and TC3 of the London Borough of Camden Local Plan 2017.

47 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 and TC1, TC3, TC4 and TC5 of the London Borough of Camden Local Plan 2017.

48 Accessibility: M4(2) and M4 (3)

Prior to above ground works of Plot C, a plan showing the location and the details of 1 2b4p fully accessible wheelchair unit and the 2 1b2p wheelchair adaptable units are submitted to and approved by the Local Authority, designed and constructed in accordance with Building Regulations Part M4 (2) and Part M4 (3).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

49 Accessibility: M4 (2) and M4(3)

Prior to occupation of the residential units, evidence demonstrating compliance of providing 3 wheelchair units (1 fully accessible and 2 x wheelchair adaptable units) should be submitted to and approved by the Local Planning Authority prior to occupation. The units shall be retained as such for perpetuity.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy C6 of the Camden Local Plan 2017.

- 50 Prior to the commencement of any piling, a survey of the condition of the waterway wall, and a method statement and schedule of works identified shall be submitted to and approved in writing by the Local Planning Authority. Any heritage features and materials identified by the survey shall be made available for inspection by the Canal & River Trust. The repair works identified shall be carried out in accordance with the agreed method statement and repairs schedule by a date to be confirmed in the repairs schedule.

Reason: To ensure that the structural integrity of the Regent's Canal is retained in line with policies A5 and CC3.

- 51 Fire Strategy

No above ground new development shall commence (excluding demolition and any site preparation works) on Plot C, until a Fire Strategy Statement has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant Phases of the development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with policy D12 of the London Plan.

- 52 Fire Statement

Prior to fit out of Plot B, a Final Detail Design Fire Statement should be submitted and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the final Fire Strategy for Plot B in line with the Fire Strategy hereby approved. Plot B of the development shall be fitted out in accordance with the approved and maintenance details.

Reason: In order to provide a safe and secure development in accordance with policy D12 of the London Plan 2021.

- 53 Within 3 months of completion of the development the post-construction tab of the Greater London Authority's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. The post-construction assessment should be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk), along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to



occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in line with Policy SI 2 of the London Plan 2021.

- 54 Prior to commencement of each Plot details shall be submitted to and approved in writing by the local planning authority demonstrating that a minimum of at least one lift per core (or more subject to capacity assessments) will be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. The development shall be carried out in accordance with these details and maintained as such in perpetuity.

Reason: In the interests of fire safety and in order to provide a safe and secure development in accordance with policy D12 of the London Plan 2021.

Informative(s):

- 1 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 2 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation

will be granted until the Construction Management Plan is approved by the Council.

- 4 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.
- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 6 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 7 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 8 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 9 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

- 10 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 11 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 12 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 13 With regard to the wording 'above ground works' within the above conditions, for the purposes of this decision notice, this excludes works of site clearance and preparation, demolition, basement excavation and laying of the basement slab.
- 14 Any access to, or scaffolding oversailing, the Canal & River Trust's land or water during the construction must be agreed in writing with the Canal & River Trust before development commences. Please contact Jonathan Young in the Canal & River Trust's Estate Team at [Jonathan.young@canalrivertrust.org.uk](mailto:Jonathan.young@canalrivertrust.org.uk) for further information.
- 15 Any drainage from the site into the Regent's Canal will be subject to an agreement with the Canal & River Trust before development commences. Please contact Liz Murdoch in the Canal & River Trust's Utilities Team at [liz.murdoch@canalrivertrust.org.uk](mailto:liz.murdoch@canalrivertrust.org.uk) for further information.
- 16 The applicant/developer should refer to the current Canal & River Trust Code of Practice for Works affecting the Canal & River Trust to ensure that any necessary consents are obtained, and liaise with the Trust's Third Party Work's Engineer: <http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>.
- 17 In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.
- 18 In order to protect public sewers and to ensure that Thames Water can gain

access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. The applicant is advised to visit [thameswater.co.uk/buildover](https://thameswater.co.uk/buildover)

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer