

Address:	33 Wicklow Street London WC1X 9JX		7
Application Number:	2012/6663/P	Officer: Angela Ryan	
Ward:	Kings Cross		
Date Received:	14/12/2012		
Proposal: Erection of part four storey/part three storey building to accommodate six residential units (comprising, 2x3 bed 3x2 bed units and 1x bed studio) units (Class C3) on existing vacant plot.			
Drawing Numbers: Site Location Plan (Ref: PL00); (Prefix: PL): 01; 02; 03; 04 Rev G; 05 Rev H; 06 Rev H; 07 Rev G; 08 Rev G; 09 Rev I; 10 Rev H; 11 Rev G; 12 Rev C; 13, A(21)0; Design and Access Statement by Studio V Architects dated November 2012; Heritage Statement by Heritage Collective LLP dated November 2012; Sunlight/Daylight Report by CHP Surveyors Limited dated 29th October 2012; Code for Sustainable Homes by Briary Energy Consultants (Ref: BEC/STUDIOV/WICK); Regulation Compliance Report dated 20 November 2012; Sustainability Statement by Briary Energy Consultants dated 19th November 2012; Geotechnical and Geoenvironmental Interpretative Report by Ramboll dated November 2011 (Ref:7588); Acoustic Report dated October 2012 (Ref: 120903-001A); Letter by ACA Acoustics dated 2nd May 2013 (Ref: 120903-002)			
RECOMMENDATION SUMMARY: Grant Planning Permission subject to conditions and a S106 Legal Agreement			
Applicant:		Agent:	
Buildwell Homes Ltd 41 Egerton Gardens Ilford IG3 9HR		Studio V Architects 224 West Hendon Broadway West Hendon NW9 7ED	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing		<i>Sui Generis- Car park</i>	227m ²
Proposed		<i>C3 Dwelling House</i>	525 m ² (GIA)/ 230 m ² (GEA)

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>									
Proposed	<i>Flat/Maisonette</i>	1-studio	3	2						

OFFICERS' REPORT

Reason for Referral to Committee: **The proposal constitutes a development which involves the erection of a building containing more than 5 units (clause (iii)).**

1. SITE

- 1.1 The application site comprises a piece of open land that was last used for a car park. It is located on the south side of Wicklow Street and lies within the King's Cross/St Pancras Conservation Area. The site is situated above the Circle/Hammersmith and City/Metropolitan railway line and is adjacent to the Thames Link tunnel running between King's Cross and Farringdon stations.
- 1.2 To the north of the site on the opposite side of the road lies grade II listed buildings (six storey block of flats) and an open piece of land used for a car park. To the rear (south) of the site is a two storey building located at 31 Wicklow Street which appears to be in residential use (permission granted for residential use at the site in 2003 – 2003/3195/P) and is accessed via a small alleyway from Wicklow Street which runs down the side of the application site. There are also three storey residential buildings located to the south of the site on Swinton Street (Nos. 31a, 32 & 34). Adjacent to the site to the east lies a designated public open space known as Wicklow Street Open Space, which comprises a basketball court and a separate hard- landscaped playground. To the east beyond the public open space there is a terrace of three storey properties in residential use. A train line is located to the west of the site.

2. THE PROPOSAL

Original

- 2.1 Planning permission is sought for the erection of a part three-storey, part four-storey building to accommodate 6 x residential units comprising (2x3 bed maisonettes, 3 x 2 bed flats and 1x studio flat). Solar panels are also proposed on the rear roof slope of the three-storey element, and roof lights proposed on the front roof slope of the three storey element and fourth floor flat roof. It is also proposed to install a green roof on the fourth storey element of the proposal. Amenity space is proposed for the two maisonettes located over the ground and first floors. The proposed building includes a shared entrance along Wicklow Street, and cycle and reuse storage space at ground floor level.

Revisions

- 2.2 During the course of the application the scheme has been revised to:
- Alter the dwelling mix to provide 2 x 3 bed maisonettes (initially proposed 1x 4 bedroom and 1x3 bedroom maisonettes)
 - Change the orientation of the splayed windows proposed on the rear elevation at first to fourth floor levels
 - Provide openable windows throughout the scheme (previously proposed no openable windows); and

- Restrict the proposed mechanical ventilation system to the rooms located on the west of the site that are adjacent to the existing railway lines.

3. RELEVANT HISTORY 33-41 Wicklow Street:

- 3.1 CTP17444- The continued use for car parking and storage. Refused 01/08/1974.
- 3.2 8402001- The use of the site for the parking of vehicles in connection with the use of Denton House 40/44 Wicklow Street. Granted 11/12/1984.
- 3.3 9000015- Continued use for the parking of vehicles in connection with the use of Denton House 40/44 Wicklow Street. Granted 01/08/1990.
- 3.4 9000445- Removal of Condition 01 of planning permission granted on 4th August 1990 for the continued use of the site for the parking of vehicles in connection with the use of Denton House (Ref.No.9000015). Granted 02/11/1990.

4. CONSULTATIONS

Statutory Consultees

- 4.1 Crossrail (Safeguarding Team) - Were formally consulted and confirmed that they did not wish to comment on the application.
- 4.2 Network Rail- Were formally consulted and raised no objections to the application provided that the development would have no detrimental effect on their tunnel and structures in the short and long term and the imposition of specific conditions being attached to the decision notice.

Adjoining Occupiers

	Original
<i>Number of letters sent</i>	5
<i>Total number of responses received</i>	0
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

- 4.3 A site notice was erected on 21/12/2012, expiring on 11/01/2013. A press notice was published in the local press on 10/01/2012, expiring on 31/01/2013. No representations have been received to date as a result of the consultation process.

Kings Cross Conservation Area Advisory Committee

- 4.4 Were formally consulted. No response has been received to date.

5. POLICIES

5.1 **LDF Core Strategy and Development Policies**

CS3	Other highly accessible areas
CS5	Managing the impact of growth and development
CS6	Providing quality homes
CS9	Achieving a successful Central London
CS11	Promoting sustainable and efficient travel
CS13	Tackling climate change through promoting higher environmental standards
CS14	Promoting high quality places and conserving our heritage
CS15	Protecting and improving our parks and open spaces & encouraging biodiversity
CS16	Improving Camden's health and well being
CS17	Making Camden a safer place
CS18	Dealing with our waste and encouraging recycling
CS19	Delivering and monitoring the Core Strategy
DP2	Making full use of Camden's capacity for housing
DP3	Contributions to the supply of affordable housing
DP5	Homes of different sizes
DP6	Lifetime homes and wheelchair homes
DP16	The transport implications of development
DP17	Walking, cycling and public transport
DP18	Parking standards and the availability of car parking
DP19	Managing the impact of parking
DP20	Movement of goods and materials
DP22	Promoting sustainable design and construction
DP23	Water
DP24	Securing high quality design
DP25	Conserving Camden's heritage
DP26	Managing the impact of development on occupiers and neighbours
DP28	Noise and vibration
DP29	Improving access
DP32	Air quality and Camden's Clear Zone

5.2 **Supplementary Planning Policies**

Camden Planning Guidance 2011
King's Cross/St Pancras Conservation Area Statement
London Plan 2011
National Planning Policy Framework 2012

6. **ASSESSMENT**

6.1 The principal considerations material to the determination of this application are summarised as follows:

- Land use – principle of development
- Land use – housing
- Quality of residential accommodation
- Design
- Amenity

- Transport
- Sustainability
- Other matters – waste and recycling / archaeology / contaminated land
- Other S106 contributions

Principle of the development:

- 6.2 In line with the priorities set out in policy CS6, policy DP2 seeks to maximise the supply of additional homes within the borough. The redevelopment of this site for residential use broadly accords with the aims of this policy. This site is located within a Central London location with very good access to public transport and services. As such the Council would expect a high density development, subject to other planning constraints. When considering the amount of residential floor space on any given site, consideration should be given to the guidance contained within the London Plan Density Matrix (Table 3.2). The London Plan Density Matrix does not give a definitive judgement as to the correct category of each individual site. However, the London Plan Supplementary Guidance on Housing (November 2012) states that the matrix should not be seen as prescriptive, and should be used flexibly in light of local circumstances. This is particularly relevant in this instance where there are a number of site constraints that preclude a higher density of development.
- 6.3 At the time of the site inspection it was ascertained that the existing car park was under-used and the site was akin to a derelict piece of open space. Given that the site is also located in a highly accessible area the loss of parking is considered acceptable in this instance. The principle of bringing a brownfield site back into beneficial use is welcomed.

Affordable housing:

- 6.4 Policy DP3 expects all developments with a capacity for 10 units or more to make a contribution to affordable housing. The threshold at which affordable housing is expected is 10 units or 1000sqm. This proposal involves the provision of six units over a floor area of 525sqm. On this basis no affordable housing would be sought.

Quality of residential accommodation

- 6.5 Six market housing units are proposed comprising a mix of 2x 3 bed maisonettes (1x 4 persons and 1 x 6 persons unit), 2x 2 bed 3 person and 1x 2bed 2 person self-contained flats and 1x studio apartment. The proposed mix is considered to be appropriate, providing a clear mix of small and larger units which are likely to attract a variety of household types. In line with the dwelling size priority table outlined in DP5 well over 40% of the proposed units are 2 bed flats (50%), aligning with the highest priority for market housing. Hence the mix is welcomed and is an indication of the scheme contributing to the creation of mixed and inclusive communities.
- 6.6 As outlined by policy DP26h-k, the housing units are considered to provide a satisfactory level of residential amenity. Each unit is entirely self-contained and the size of each unit (in terms of overall floorspace and bedroom sizes) meets the requirements of CPG2-residential development standards and London Plan standards.

- 6.7 The floor to ceiling heights are considered to be acceptable ranging from 2.5m high at ground floor level and 2.3m on the upper floors. The scheme also includes dedicated storage spaces and provides private outdoor amenity space (in the form of rear gardens) for the proposed family units. All the units are dual aspect with the exception of the studio unit located at first floor level that overlooks Wicklow Street on the front elevation, thus providing some outlook. Each habitable room has access to natural daylight and outlook although the outlook at the rear is restricted by virtue of the design of the fenestration in order to alleviate unacceptable levels of overlooking. With the exception of the studio flat all the units include one habitable room with a window facing within 30 degrees south, to assist with solar gain.
- 6.8 With regard to the residential amenity of future occupiers in terms of overlooking and privacy, the scheme has been carefully designed to minimise as far as possible these implications from neighbouring buildings such as the proposed splayed windows located on the rear elevation, and relevant windows located in the rear elevation being fixed shut and of obscured glass up to a level of 1.7m from finished floor level. In order to provide some outlook the panes located at the side of the splayed windows are to be of clear glass and will overlook the existing playground located adjacent to the application site to the east. In overall terms it is considered that the quality of accommodation for future occupiers will be satisfactory and there will not be a significant loss of amenity.
- 6.9 In terms of access matters the applicant has submitted commentary within the Design and Access Statement as to measures introduced to accord with the lifetime home standards. The statement confirms that all 16 of the lifetime home criteria will be met.

Design

- 6.10 The Kings Cross Conservation Area has a strong industrial character and the area immediately surrounding the application site is no exception to this. In terms of the proposed height and bulk, the scale of the development is considered to be appropriate for the street and would not appear overwhelming in relation to other buildings. The height and form of the proposed building has also been dictated by a need to respect the residential amenities of existing flats that overlook the site from Swinton Street.
- 6.11 The basis of the design approach is considered to relate to the character and appearance of the immediate area and is a welcome response to the site. The scheme shows a sufficient level of understanding of the key elements which make up the industrial aesthetic and these elements have been borne out in the design of the scheme. This includes exposed industrial materials, e.g, timber, steel, brick, concrete and an appropriate solid to void ratio.
- 6.12 The success of this design approach will depend upon on the accurate and appropriate architectural vocabulary as well as appropriate use of high quality materials, detailed design and finished appearance. These elements can be dealt with by way of an appropriate condition being attached to the decision notice.

Amenity:

- 6.13 The proposed design of the scheme has been heavily influenced by the proximity of the site to neighbouring buildings and the need to maintain existing residential amenity. As such the development steps up from three to four as it moves away from the neighbouring buildings in order to preserve outlook and to avoid overshadowing.
- 6.14 In terms of overlooking and privacy, the windows on the proposed south elevation (facing the rear of residential properties in Swinton Street) are splayed in their design and are denoted as being of 'obscured glass'. A condition is recommended to be added to the decision notice to ensure that the obscured glazing is permanently retained in order to overcome overlooking at this point. The panes in the east side of the splayed windows at upper floor levels will be of clear glass to provide and an element of outlook for the potential occupiers of the development. Given that the building will be set back at least 3.5m from the rear boundary of the application site no direct overlooking will occur as the windows at this point overlook the existing playground. These measures are considered to mitigate to a degree the amount of overlooking and hence the harm to residential amenity. It is not considered that the proposal would lead to a significant loss of privacy at this point.
- 6.15 Turning to outlook / sense of enclosure matters the southern most elevation of the proposed building (closest to the properties in Swinton Street) will be 9.3m high (5.8 m higher than the existing rear boundary wall) rising to 11.1m high where the building would face the front elevation. The three storey element is 6m away from the nearest building located at no. 34 Swinton Street. The four storey element is set back at approximately 43m away from the furthest building located on the opposite side of Swinton Street (no, 25). Given this context it is considered that the proposal, owing to the proposed set backs proposed, would not significantly exacerbate the existing outlook (currently overlooking a derelict piece of open land) or create a harmful sense of enclosure to the existing residential occupiers. Moreover a set back of 6m between the rear facades of residential buildings is considered to be a reasonable distance in a densely built up urban area.
- 6.16 In terms of sunlight and daylight considerations the applicant has submitted a report in respect of these matters. This takes account of the windows in all facing elevations towards the application site comprising those associated with Derby Lodge located opposite the site on Wicklow Street, and nos. 31-31a, 28, 30 and 32 Swinton Street located to the rear and adjacent to the application site.
- 6.17 In terms of daylight the study has compiled average daylight factor (ADF) and the vertical sky component (VSC) measurements, consistent with the guidance set out in CPG6 Ch6 and the BRE Site Layout Planning For Daylight/Sunlight 2011. The guidance stipulates that where the VSC is below 27%, and the VSL is less than 0.8 times its former value adequate daylight will be provided. The VSC and VSL measurements comply with the above standards and as such it is considered that adequate daylight will be provided. Therefore in terms of daylight matters it has been sufficiently demonstrated that the proposed development will maintain daylight levels to all adjoining windows. Given the orientation of the building no sunlight test was undertaken as the windows to the rear of the properties are south facing and will receive a sufficient level of sunlight. The north facing windows

located in the properties along Wicklow Street on the opposite side of the road and those at the application site will only receive sunlight on a handful of occasions (early morning and late evening in the summer) however this is the existing situation for Derby Lodge, and given the constraints at the application site remains the only viable option for windows without the development significantly impacting on residential amenity. Therefore on balance it is considered that satisfactory levels of light will be maintained and provided as a result of the proposals.

- 6.18 In terms of the amenity space adjacent to the site and overshadowing issues, the BRE Guidelines state that at least 50% of the area should achieve 2 hours of sunlight on the 21st March. In appendix B attached to the revised sunlight/daylight report it has been demonstrated that 75% of the ground would achieve 2 hours of sunlight on the 21st March. Therefore it is considered that the amenity space will not suffer from permanent shadow.
- 6.19 In terms of noise and disturbance matters, it is considered that the noise that will be generated by the proposed use would not be over and above that normally associated with residential use. A noise report was submitted in respect of the existing railway line located to the west of the site. Firstly, the assessment demonstrates that ambient noise levels fall within the criteria where attenuation measures are required. As such, the consultant has provided a scheme for mitigation, which affords a sound reduction (RW) of the 57dB for walls and glazing specification of up to RW of 47dB which is considered to be acceptable. Moreover mechanical ventilation is proposed for the rooms located on the west of the site adjacent to the railway lines in order to mitigate against noise nuisance at this point. In this respect it is recommended that an appropriate condition is attached to the decision notice requiring details to be submitted for the Council's approval. Given that the site is located above and adjacent to railway lines, the applicant has demonstrated that the development would satisfy the Council's standards in terms of potential vibration as the proposed foundation design will afford isolation efficiency to achieve a minimum 85% isolation at the critical frequencies. Moreover it is recommended that a relevant condition is attached to the decision notice to ensure that future occupiers would not be adversely affected in respect to potential vibration.
- 6.20 It is not been made clear how dust sources will be mitigated against. In order to ensure that a satisfactory level of amenity is maintaining during the construction phase it is recommended that a Construction Management Plan is secured via a S106 legal agreement.
- 6.21 Consideration of the amenity of future occupiers of the proposed units has already been outlined in the quality of residential accommodation section above. In short future occupiers are considered to have an acceptable standard of residential amenity.

Transport:

- 6.22 The site has a PTAL rating of 6b (excellent), the highest achievable rating, indicating that it is highly accessible by public transport. King's Cross and St Pancras stations are located a short distance to the north/east of the site, whilst the nearest bus stops are located on King's Cross Road/Acton Street for southbound

services and Gray's Inn Road for northbound services. Additional bus services are available from Euston Road, Pentonville Road and Caledonian Road.

- 6.23 A number of transport related elements of the proposals will be secured via S106 Legal Agreement. First given the location of the site within a CPZ and the zone being classified as highly stressed in terms of overnight resident's parking (demand exceeds 90% of available capacity) the proposal is to be made car-free. Secondly a highways works contribution to the sum of £9,836.05 is also to be secured for re-paving of the footway/crossover and making good any damage to the street caused during construction.
- 6.24 The provision of 6 cycle parking spaces in accordance with DP18 will be required which is proposed to be secured via an appropriate condition.
- 6.25 A licence will be required from Highways Management for a hoarding, skips or storage of materials. This will be subject to a separate application made outside of planning legislation and will be dealt with as part of the construction management plan that will be required.

Sustainability:

- 6.26 The applicant has submitted a Code for Sustainable Homes (CfSH) pre-assessment which demonstrates that the proposed units are likely to achieve an overall Level 4 good rating, as required in CPG3. Furthermore the targeted (50%) credits in the energy, water and materials categories are all anticipated to be met with 68% in energy, 67% in water and 79% in materials. This is considered to meet the required policies and the CfSH design stage. A post-construction review will be secured via a S106 Legal Agreement to ensure the required standards are met when the scheme is more fully designed and implemented.
- 6.27 An energy statement has also been submitted by the applicant. A variety of measures are proposed by the applicant to demonstrate how carbon dioxide emissions will be reduced in line with the energy hierarchy. The measures proposed include 6 photovoltaic panels at third floor roof level, a green roof at fourth floor roof level, the energy credits secured in the CfSH assessment, the double glazing to all vision glass, the u values and air permeability features, the provision of 100% low energy lighting, and the capacity to store 90 litres of solar water. The applicant has considered the feasibility of the various renewable energy technologies and concluded that only photovoltaics will be appropriate in this scheme. A sustainability plan will be secured via a S106 securing all of the measures which are proposed by the applicant.

Other matters

Waste and recycling

- 6.28 The proposals include a dedicated area for the storage of three 1000 L bins, for the collection and storage of waste and recyclables at the front of the building. The applicant has not made any commentary in regards to each unit having internal recycling storage containers; however the individual units are considered to be of a sufficient size to allow for the accommodation of storage for domestic waste.

Contaminated land

- 6.29 The site has not been determined as contaminated land under Part IIA of the Environmental Protection Act 1990 (contaminated land regime) as it was investigated in the past. According to the contaminated land risk categorisation, land on which the above processes/activities were carried out is inherently considered to present a plausible risk of contamination. It is considered likely that such land would exhibit substantial areas of significantly elevated contamination levels widespread across the site with moderate to high magnitude to cause harm. It is very likely that the site will be impacted by heavy metals and hydrocarbon contamination, asbestos is also likely to be present. The applicant has submitted a ground investigation report which is considered to be acceptable. However, it is recommended that appropriate conditions are attached to the decision notice requiring a ground investigation to be undertaken for the presence of soil and ground water contamination and land fill gas.

Other S106 contributions

- 6.30 In addition to those matters already outlined, S106 contributions will also be sought in relation to education and public open space given the proposals includes more than five residential units. Using CPG calculations the open space contribution equates to £8,546 and education infrastructure £14,857. The applicant has indicated a willingness to make these contributions.

7. CONCLUSION

- 7.1 The proposed development has been carefully designed in order to align with the character of the surrounding area while protecting the amenity of neighbouring occupiers. Moreover the scheme will provide 6 market housing units of a suitable mix and quality. Furthermore the proposals incorporate sustainability features and a number of other matters will be secured via condition and S106 Legal Agreement.
- 7.2 Planning Permission is recommended subject to a S106 Legal Agreement

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9 RECOMMENDATION

- 9.1 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-
- Car-free housing;
 - Construction Management plan
 - Highways works contribution of £9,836.05
 - Education contribution of £ 14,857
 - Public open space of £8,546

- Sustainability Plan (CfSH design stage and post construction review achieving level 4);
- Energy Plan;

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

a) Plan, elevation and section drawings of all new doors and windows including jambs, head and cill, at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Section drawings of the typical facade detailing Corium tiles and quoins at a scale of 1:10

c) A sample panel for the brickwork (no less than 1m by 1m) showing the brick type, colour, bond, mortar mix, joint width and pointing type (to be provided on site for inspection by the local authority);

d) Samples of all other facing materials (including metal cladding, timber boarding, render, roof covering and parapet coping);

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The windows at first, second and third floor levels on the south elevation shall be of obscured glass and fixed shut to a level of 1.7m above finished floor level and shall be permanently retained and as such at all times throughout the use of the development.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing

the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 4 No plant shall be fixed to the external parts of the building unless with the prior written consent of the local planning authority. Details of the location of any such plant and its associated housing, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to its installation.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 5 To mitigate vibration, the development shall be designed with resilient foundations to achieve a minimum of 85% isolation efficiency between 25Hz and 200Hz., and the building shall be constructed in accordance with the mitigation measures as outlined in the Acoustic Report by ACA Acoustic dated October 2012 (Ref: 120903-001A) and shall be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to occupation of the residential units details of the proposed mechanical ventilation system shall be submitted to and approved by the Local Planning Authority in writing. The mechanical ventilation system shall be implemented in accordance with the details thus approved and be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 7 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

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 CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

- 8 Before the development commences, details of the cycle storage facilities for 6 cycles as shown on drawing no PL04 G shall be submitted to and approved by the local planning authority in writing. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 9 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS16 (Improving Camden's health and well being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 10 At least 28 days before development commences:
- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and
 - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

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 policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers

and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 11 The development hereby permitted shall be carried out in accordance with the following approved plans:-(Prefix: PL): 01; 02; 03; 04 Rev G; 05 Rev H; 06 Rev H; 07 Rev G; 08 Rev G; 09 Rev I; 10 Rev H; 11 Rev G; 12 Rev C; 13, A(21)0; Design and Access Statement by Studio V Architects dated November 2012; Heritage Statement by Heritage Collective LLP dated November 2012; Sunlight/Daylight Report by CHP Surveyors Limited dated 29th October 2012; Code for Sustainable Homes by Briary Energy Consultants (Ref: BEC/STUDIOV/WICK); Regulation Compliance Report dated 20 November 2012; Sustainability Statement by Briary Energy Consultants dated 19th November 2012; Geotechnical and Geoenvironmental Interpretative Report by Ramboll dated November 2011 (Ref:7588); Acoustic Report dated October 2012 (Ref: 120903-001A); Letter by ACA Acoustics dated 2nd May 2013 (Ref: 120903-002); Email dated 29th May 2013 in respect of proposed mechanical ventilation system

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

Informative(s):

- 1 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 4 With regard to condition no. 7 you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 5 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.
- 6 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.
- 7 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.
- 8 With regard to condition 10 above the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this


information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at www.environment-agency.gov.uk.

- 9 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

- 10 Reasons for granting planning permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to policies CS3 (Other highly accessible areas); CS5 (Managing the impact of growth and development); CS6 (Providing quality homes); CS9 (Achieving a successful Central London); CS11 (Promoting sustainable and efficient travel); CS13 (Tackling climate change through promoting higher environmental standards); CS14 (Promoting high quality places and conserving our heritage); CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity); CS16 (Improving Camden's health and well being); CS17 (Making Camden a safer place); CS18 (Dealing with our waste and encouraging recycling); CS19 (Delivering and monitoring the Core Strategy); and with the London Borough of Camden Local Development Framework Development Policies with particular regard to policies DP2(Making full use of Camden's capacity for housing); DP3 (Contributions to the supply of affordable housing); DP5 (Homes of different sizes); DP6 (Lifetime homes and wheelchair homes); DP16 (The transport implications of development); DP17 (Walking, cycling and public transport); DP18 (Parking standards and the availability of car parking); DP19 (Managing the impact of parking); DP20 (Movement of goods and materials); DP22 (Promoting sustainable design and construction); DP23 (Water); DP24 (Securing high quality design); DP25 (Conserving Camden's heritage); DP26 (Managing the impact of development on occupiers and neighbours); DP28 (Noise and vibration); DP29 (Improving access); DP32 (Air quality and Camden's Clear Zone). Furthermore the proposal accords with the specific policy requirements in respect of the following principal considerations:- the provision of a high standard of design having regard for local context, the provision of additional homes within the borough, improvements to the public realm b



<p>Application No: 2012/6663/P</p> <p>33 Wicklow Street</p> <p>London WC1X 9JX</p>	<p>Scale: 1:1250</p> <p>Date: 3-Jun-13</p>	<p>N</p> 
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SITE LOCATION PLAN AND SITE PHOTOGRAPHS



NOTES

1. This drawing is copyright of Studio V Architects Ltd
2. Alligned dimensions for construction purposes only
3. Drawing is scaleable for planning purposes
4. Contractor to check all dimensions on site & report any discrepancies to architect

Rev	Date	By	App
Drawing title			
PLANNING			



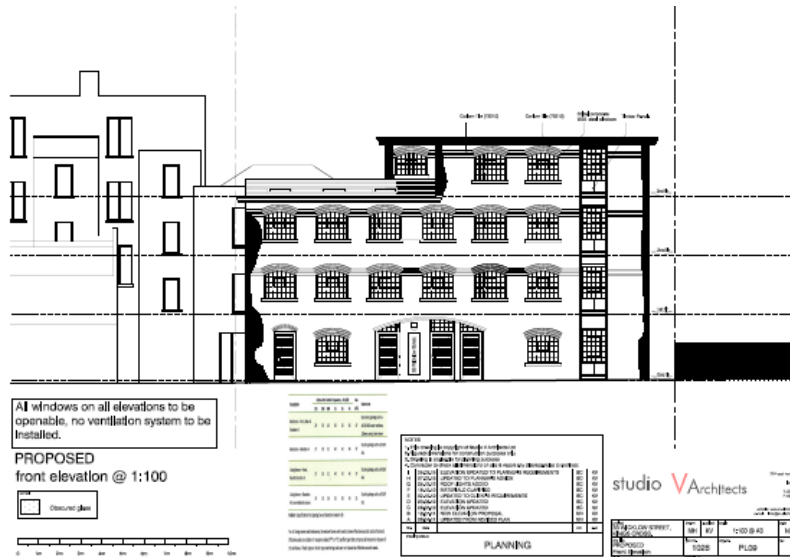
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PLANNING		<p>studio V Architects</p> <p>10 WICKLOW STREET LONDON VEC SE8</p> <p>DATE: 10/06/2024</p> <p>SCALE: 1:1000</p> <p>NO: 10</p> <p>SITE: FACTOR 2</p> <p>DATE: 10/06</p> <p>PL: 01</p>
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PROPOSED FRONT AND REAR ELEVATIONS



PROPOSED FLOOR PLANS

