

Application ref: 2023/2199/P
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Date: 20 December 2023

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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planning@camden.gov.uk

www.camden.gov.uk/planning

Gerald Eve LLP
Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Battle Bridge House

**Offices And Premises At Basement-6th Floors
300-306 Gray's Inn Road
London
Camden
WC1X 8DU**

Proposal:

Refurbishment and extension of the building to provide residential flats (Class C3) and commercial, business and service use (Class E) including external alterations for new facades to all elevations, the introduction of terraces, reconfiguration of entrances and servicing arrangements, new hard and soft landscaping, provision of cycle parking and other ancillary works

Drawing Nos: Existing Plans:

Prefix (GIR-HAP-ZZZ-): XX-DR-A-PL-0001 Rev PL01; XX-DR-A-PL-0002 PL01; B1-DR-A-PL-1099 Rev PL01; 00-DR-A-PL-1100 Rev PL01; 01-DR-A-PL-1101 Rev PL01; 02-DR-A-PL-1102 Rev PL01; 03-DR-A-PL-1103 Rev PL01; 04-DR-A-PL-1104 Rev PL01; 05-DR-A-PL-1105 Rev PL01; 06-DR-A-PL-1106 Rev PL01; 07-DR-A-PL-1107 Rev PL01; RF-DR-A-PL-1110 Rev PL01; XX-DR-A-PL-1200 Rev PL01; XX-DR-A-PL-1201 Rev PL01; XX-DR-A-PL-1202 Rev PL01; XX-DR-A-PL-1203 Rev PL01; XX-DR-A-PL-1300 Rev PL01; DR-A-PL-1301 Rev PL01; XX-DR-A-PL-1302 Rev PL01

Demolition:

Prefix (GIR-HAP-ZZZ-): B1-DR-A-PL-2099 Rev PL01; 00-DR-A-PL-2100 Rev PL01;

01-DR-A-PL-2101 Rev PL01; 02-DR-A-PL-2102 Rev PL01; 03-DR-A-PL-2103 Rev PL01; 04-DR-A-PL-2104 Rev PL01; 05-DR-A-PL-2105 Rev PL01; 06-DR-A-PL-2106 Rev PL01; 07-DR-A-PL-2107 Rev PL01; RF-DR-A-PL-2110 Rev PL01; XX-DR-A-PL-2200 Rev PL01; XX-DR-A-PL-2201 Rev PL01; XX-DR-A-PL-2202 Rev PL01; XX-DR-A-PL-2203 Rev PL01; XX-DR-A-PL-2300 Rev PL01; XX-DR-A-PL-2301 Rev PL01; XX-DR-A-PL-2302 Rev PL01.

Proposed Plans:

Prefix (GIR-HAP-ZZZ-):

B1-DR-A-PL-3099 Rev PL01; 00-DR-A-PL-3100 Rev PL02; 01-DR-A-PL-3101 Rev PL02; 02-DR-A-2PL3102 Rev PL02; 03-DR-A-PL-3103 Rev PL02; 04-DR-A-PL-3104 Rev PL02; 05-DR-A-PL-3105 Rev PL02; 06-DR-A-PL-3106 Rev PL02; 07-DR-A-PL-3107 Rev PL02; 08-DR-A-PL-3108 Rev PL02; 09-DR-A-PL-3109 Rev PL02; RF-DR-A-PL-3110 Rev PL02; XX-DR-A-PL-3200 Rev PL02; XX-DR-A-PL-3201 Rev PL02; XX-DR-A-PL-3202 Rev PL02; XX-DR-A-PL-3203 Rev PL01; XX-DR-A-PL-3300 Rev PL01; XX-DR-A-PL-3301 Rev PL01; XX-DR-A-PL-3302 Rev PL02

Supporting documents:

Covering Letter (26.5.23); CIL Additional Information Form; Town Planning Statement (26.5.23); Design and Access Statement (May 2023); Planning Design Addendum (September 2023); Residential Amenity Management Plan (May 2023); Energy and Sustainability Statement (28.7.23); Energy & Sustainability Comments - GDM Responses (11.8.23); Camden Sustainability and Energy Pro Forma; Noise Assessment Report (18.5.23); Daylight, Sunlight & Overshadowing Report (May 2023); Preliminary Ecological Assessment and BREEAM (May 2023); Phase 2 Bat Survey (September 2023); Heritage, Townscape and Visual Impact Assessment (May 2023); Planning Fire Statement (23.5.23); Sustainable Drainage Strategy (5.5.23); Flood Risk Assessment (19.5.23); Transport Statement (May 2023); BREEAM Travel Plan (May 2023); Draft Delivery & Servicing Management Plan (May 2023); Draft Construction/Demolition Management Plan Pro Forma; Active Travel Audit (12.9.23); Air Quality Assessment (May 2023); Camden Air Quality Pro Forma; Statement of Community Involvement (May 2023).

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 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Plans:

Prefix (GIR-HAP-ZZZ-): XX-DR-A-PL-0001 Rev PL01; XX-DR-A-PL-0002

PL01; B1-DR-A-PL-1099 Rev PL01; 00-DR-A-PL-1100 Rev PL01; 01-DR-A-PL-1101 Rev PL01; 02-DR-A-PL-1102 Rev PL01; 03-DR-A-PL-1103 Rev PL01; 04-DR-A-PL-1104 Rev PL01; 05-DR-A-PL-1105 Rev PL01; 06-DR-A-PL-1106 Rev PL01; 07-DR-A-PL-1107 Rev PL01; RF-DR-A-PL-1110 Rev PL01; XX-DR-A-PL-1200 Rev PL01; XX-DR-A-PL-1201 Rev PL01; XX-DR-A-PL-1202 Rev PL01; XX-DR-A-PL-1203 Rev PL01; XX-DR-A-PL-1300 Rev PL01; DR-A-PL-1301 Rev PL01; XX-DR-A-PL-1302 Rev PL01

Demolition:

Prefix (GIR-HAP-ZZZ-): B1-DR-A-PL-2099 Rev PL01; 00-DR-A-PL-2100 Rev PL01; 01-DR-A-PL-2101 Rev PL01; 02-DR-A-PL-2102 Rev PL01; 03-DR-A-PL-2103 Rev PL01; 04-DR-A-PL-2104 Rev PL01; 05-DR-A-PL-2105 Rev PL01; 06-DR-A-PL-2106 Rev PL01; 07-DR-A-PL-2107 Rev PL01; RF-DR-A-PL-2110 Rev PL01; XX-DR-A-PL-2200 Rev PL01; XX-DR-A-PL-2201 Rev PL01; XX-DR-A-PL-2202 Rev PL01; XX-DR-A-PL-2203 Rev PL01; XX-DR-A-PL-2300 Rev PL01; XX-DR-A-PL-2301 Rev PL01; XX-DR-A-PL-2302 Rev PL01.

Proposed Plans:

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Supporting documents:

Covering Letter (26.5.23); CIL Additional Information Form; Town Planning Statement (26.5.23); Design and Access Statement (May 2023); Planning Design Addendum (September 2023); Residential Amenity Management Plan (May 2023); Energy and Sustainability Statement (28.7.23); Energy & Sustainability Comments - GDM Responses (11.8.23); Camden Sustainability and Energy Pro Forma; Noise Assessment Report (18.5.23); Daylight, Sunlight & Overshadowing Report (May 2023); Preliminary Ecological Assessment and BREEAM (May 2023); Phase 2 Bat Survey (September 2023); Heritage, Townscape and Visual Impact Assessment (May 2023); Planning Fire Statement (23.5.23); Sustainable Drainage Strategy (5.5.23); Flood Risk Assessment (19.5.23); Transport Statement (May 2023); BREEAM Travel Plan (May 2023); Draft Delivery & Servicing Management Plan (May 2023); Draft Construction/Demolition Management Plan Pro Forma; Active Travel Audit (12.9.23); Air Quality Assessment (May 2023); Camden Air Quality Pro Forma; Statement of Community Involvement (May 2023).

3 Detailed drawings / samples

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) Details including plans, coloured elevations and sections at 1:20 of all new

windows (including jambs, head and cill), ventilation grills, external doors, screening, balustrades, parapets, planters and associated elements;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site). Samples of materials to be provided at a suitable size (eg. 1x1m);

c) Detailed drawings of rain water collection including gutters and downpipes

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 policies D1 and D2 of the Camden Local Plan 2017.

4 Privacy measures

Prior to the use of the rear office terraces at 9th Floor, details of the privacy measures including planters shall be submitted to and approved in writing by the local planning authority.

The approved mitigation measures shall be provided in their entirety prior to the first use of the office terraces and permanently retained thereafter.

Reason: In order to mitigate unnecessary overlooking in accordance with policies DM1 and A1 of the London Borough of Camden Local Plan 2017.

5 SuDS: Construction in accordance with details

The sustainable drainage system as approved in Sustainable Drainage Strategy by Elliot Wood, Revision P2 Dated: 05/05/2023, Drawing Ref:BRST02 of the Blue/green roof shall be installed as part of the development 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 to achieve a run-off rate of 2.2l/s as approved by the Local Planning Authority. The system shall include 28m³ of blue/green roof, 5m³ of permeable paving & an 18m³ Attenuation tank, as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan (SuDS Maintenance Schedule by Elliot Wood, Revision P1, Dated 30/06/2023).

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 CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

6 SuDS: Evidence of installation

Prior to occupation, evidence that the system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. 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 CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

7 Construction related impacts - Monitoring

Air quality monitoring shall be implemented on site. No development shall take place until:

a) prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;

b) a confirmation email should be sent to airquality@camden.gov.uk no later than one day after the monitors have been installed with photographic evidence in line with the approved details.

c) prior to commencement, a baseline monitoring report including evidence that the monitors have been in place and recording valid air quality data for at least 3 months prior to the proposed implementation date shall be submitted to the Local Planning Authority and approved in writing.

The monitors shall be retained and maintained on site in the locations agreed with the local planning authority for the duration of the development works, monthly summary reports and automatic notification of any exceedances provided in accordance with the details thus approved. Any changes to the monitoring arrangements must be submitted to the Local Planning Authority and approved in writing.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 (Managing the impact of development) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

8 Green Roof details

Prior to commencement of above-ground development full details of all biodiverse, substrate-based living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should reflect the local

conditions and species of interest. The details shall include the following:

- A. detailed maintenance plan;
- B. details of its construction and the materials used;
- C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm;
- and
- D. full planting details including species showing planting of at least 16 plugs per m².

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. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.

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

9 Details of PV panels

Prior to commencement of above ground works (excluding demolition and any site preparation works), drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment 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. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. 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 policies CC1 and CC2 of the Camden Local Plan 2017.

10 Air source heat pumps

Prior to commencement of development (excluding site preparation and demolition), details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 (or COP of 4 or more or SCOP of 3.4 or more) and Be Green stage carbon saving of the air source heat pumps and associated equipment 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. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment 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 CC1 of the London Borough of Camden Local plan Policies.

11 Energy monitoring

In order to demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan, the legal Owner shall at all times and all in all respects comply with the energy monitoring requirements set out in points a, b and c below. In the case of non-compliance the legal Owner shall upon written notice from the Local Planning Authority immediately take all steps reasonably required to remedy non-compliance.

a. Within four weeks of planning permission being issued by the Local Planning Authority, the Owner is required to submit to the GLA accurate and verified estimates of the 'be seen' energy performance indicators, as outlined in Chapter 3 'Planning stage' of the GLA 'Be seen' energy monitoring guidance document, for the consented development. This should be submitted to the GLA's monitoring portal in accordance with the 'Be seen' energy monitoring guidance.

b. Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new legal owner, if applicable), the legal Owner is required to provide updated accurate and verified estimates of the 'be seen' energy performance indicators for each reportable unit of the development, as per the methodology outlined in Chapter 4 'As-built stage' of the GLA 'Be seen' energy monitoring guidance. All data and supporting evidence should be uploaded to the GLA's monitoring portal. The owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document.

c. Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA's monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document for at least five years.

Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan 2021.

12 Reuse and recycling of demolition waste

Prior to commencement of development, a resource management plan shall be submitted to and approved in writing by the Local Planning Authority. This

shall include a pre-demolition audit and demonstrate how 95% of construction and demolition waste will be reused/recycled/recovered. The plan shall be thereafter be delivered in accordance with the approved details.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.

13 Landscaping details

Prior to commencement of development (excluding demolition and any site preparation works), full details in respect of all hard and soft landscaping including to ground floor and the terraces at eighth floor, and ninth floor, shall be submitted to and approved in writing by the local planning authority. Details shall include species, indicative images and details of the maintenance programme. The building 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 A3, CC2 and CC3 of the London Borough of Camden Local Plan policies.

14 Lighting Strategy

Prior to installation of any external lighting, details shall be submitted to and approved in writing by the Local Planning Authority. Details shall include details of light fittings, their location, luminance levels, light spill, and temperature (colour).

The external lighting shall be carried out in accordance with the approved details.

Reason: In order to maintain a high quality of amenity and prevent harm to adjacent occupiers and wildlife (including bats) in accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017.

15 Bird and bat boxes

Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes 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 policy A3 of the Camden Local Plan 2017.

16 Waste storage / removal

At least six months prior to completion, 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 policies A1 and CC5 of the Camden Local Plan 2017.

17 Cycle parking

Prior to first occupation of the development, full details of the following shall be submitted to and approved by the local planning authority:

- at least 76 long stay cycle spaces for the office and 12 for the residential element
- staff lockers, showering facilities for the office
- accessible door widths of 1.2m for all doors on route to the cycle parking;
- electrically assisted doors with push buttons or security ID swipe access;

The approved cycle parking shall thereafter be provided in its entirety prior to the first occupation of any part of development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

18 Accessible and adaptable dwellings

All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) with one unit (the three-bed unit on the fourth floor) designed and constructed in accordance with Building Regulations Part M4 (3) adaptable, as shown on the approved plans.

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 H6 of the Camden Local Plan 2017.

19 Noise standards

All habitable rooms exposed to external road traffic noise in excess of 55 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 45 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 35 dBA Leq 16 hour during the day and 30 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be able to be effectively ventilated without opening windows.

No dwelling shall be occupied until the approved sound insulation and ventilation measures have been installed to that property in accordance with the approved details. The approved measures shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of future occupiers are protected in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

20 Noise standards

Prior to commencement of the development (excluding demolition and any site preparation works), details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures in the residential units, separating different types of rooms/ uses in adjoining dwellings, . 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 is not adversely affected by noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

21 Noise standards

Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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

22 Delivery and refuse items

All refuse and recycling bins, delivery cages, trolleys and any other items linked to deliveries and collection in association with the development hereby permitted are to be stored within the buildings and only brought out onto the public highway when deliveries are being made or refuse collected and returned to within the building immediately thereafter.

Reason: In the interests of visual amenity and to prevent obstruction and inconvenience to users of the public highways, in accordance with policies A1, CC5 and T1 of the Camden Local Plan 2017.

23 Office terraces hours of use

The use of the rear roof terraces at 9th floor and ground floor rear courtyard associated with the office use shall not be carried out outside the following times 8am-9pm Mondays to Fridays and not on Saturdays, 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 and A4 of the London Borough of Camden Local Plan 2017.

24 No audible music played on office terraces

No music shall be played on the office premises (including on the roof terraces) 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, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

25 External fixtures

No lights, 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 face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

26 Non-road mobile machinery

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 phases 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 phases 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 CC1, CC2 and CC4 of the Camden Local Plan 2017.

27 Water use

The residential development element hereby approved shall achieve a maximum internal water use of 105litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

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 2017.

28 Fire strategy

Prior to commencement (excluding site preparation and demolition), a Fire Statement shall be 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 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 2021.

29 Class E (g) use

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the areas shown on the approved plans as 'office' shall only be used for purposes within Use Classes E(g) (offices, research and development, or light industry), or a mix of those uses, and for no other purposes whatsoever.

Reason: To safeguard future employment sites and premises in the borough that meet the needs of industry and knowledge quarter and other employers and to safeguard the amenity of the future and existing occupiers of the development site in accordance with policies G1, A1, E1 and E2 of the Camden Local Plan 2017.

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 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 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).

- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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) 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.

- 5 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.
- 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 Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.
- 8 It is recommended that the residential units achieve 'Secured by Design - Silver' accreditation. You can find further information about 'Secured by Design' by reading the following guide:
https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019.pdf

- 9 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.
- 10 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.
- 11 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 12 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer