

Application ref: 2022/0528/P
Contact: David Fowler
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Date: 20 December 2023

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Gerald Eve
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Outline Planning Permission and Detailed Planning Permission GRANTED subject to a Section 106 legal agreement

Address:

The O2 Masterplan Site
Finchley Road
London
NW3 6LU

Proposal:

Detailed planning permission for Development Plots N3-E, N4, and N5 and Outline planning permission for Development Plots N1, N2, N3, N6, N7, S1 and S8, including demolition of all existing structures and associated works, and redevelopment to include residential development (Class C3), commercial, business and service uses (Class E), local community uses (Class F2), and Sui Generis leisure uses (including cinema and drinking establishments) together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots, in accordance with the Development Specification.

For the avoidance of doubt, the Detailed and Outline planning permission are separate and severable for each of the Plots shown on plan P011 and the description of development on any decision notice issued pursuant to the application would reflect that.

Drawing Nos: The approved drawings are set out in conditions AD1, AD2, and AD3

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

Condition(s) and Reason(s):

IMPLEMENTATION	
I1	<p>Implementation date of this permission</p> <p>This development must be begun not later than five years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
I2	<p>Reserved matters submission</p> <p>The outline elements of this permission shall lapse unless the first Reserved Matters application is made within five years of the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
I3	<p>Condition for Third Party Land</p> <p>Unless otherwise agreed with the Council in writing no development in a Phase may be commenced unless and until all property interests in that Phase are bound by the obligations in the Section 106 Agreement dated 20 December 2023 and made between (1) LS Finchley Road Limited; (2) Deutsche Trustee Company Limited; (3) Transport for London; and (4) the Mayor and Burgesses of the London Borough of Camden.</p> <p>Reason: To allow the flexible delivery of the comprehensive redevelopment of the site to achieve the policy objectives in accordance with Camden Local Plan policy G1.</p>
I4	<p>“Severability” Condition – making each plot severable</p> <p>The development hereby permitted shall be built in accordance with the approved Plans (in relation to phase 1) and the approved Parameter Plans (in relation to the Outline phases 2 and 3) listed at Conditions AD1, AD2, and AD3, unless a further planning application specific to one or more of the severable areas shown on Drawing No: 19066 X (00) PO11 Rev. PO1 is submitted to and approved by the Council in substitution for that part of the approved development. If such further planning application is approved, the remaining severable areas may still be developed as approved in this Planning Permission, it being intended that this Planning Permission should permit each severable area separately and severably from the others.</p> <p>Reason: To allow the flexible delivery of the comprehensive</p>

redevelopment of the site to achieve the policy objectives in accordance with Camden Local Plan policy G1.

APPROVED DRAWINGS

AD1

Approved drawings – Masterplan

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

Existing Drawings:

19066_X(00)_P001 P01, 19066_X(00)_P002 P01, 19066_X(00)_P003 P01, 19066_X(00)_P004 P01, 19066_X(00)_P005 P01, 19066_X(00)_P006 P01, 19066_X(00)_P007 P01, 19066_X(00)_P008 P01, 19066_X(00)_P031 P01, 19066_X(00)_P032 P01.

Proposed Drawings:

Site Wide

19066_X(00)_P100 P03, 19066_X(00)_P101 P03, 19066_X(00)_P102 P03, 19066_X(00)_P200 P03, 19066_X(00)_P301 P02.

Documents:

Revised Fire Safety Statement Rev 00 prepared by Hoare Lea Fire Engineering (dated 10 February 2023); Revised Fire Gateway One Form prepared by Leo Girling (dated 10 February 2023); Cover Letter V3 (Gerald Eve) February 2023, Town Planning Statement V1 (Gerald Eve) February 2022, Design and Access Statement V1 (AHMM) February 2022, Crime Impact Assessment V1 February 2022, DAS Addendum P03 (AHMM) February 2023, Design Codes P03 (AHMM) December 2022, Development Specification Document (GE) 14 March 2023, Health Impact Assessment V1 February 2022, Affordable Housing Assessment V1 February 2022, Affordable Housing Assessment Addendum V1 September 2022, Transport Assessment V1 (Ove Arup & Partners Ltd) February 2022, Delivery and Servicing Plan V1 (Ove Arup & Partners Ltd), Outline Construction Logistics Plan V1, Framework Travel Plan V1, Transport Assessment Addendum V2 (Ove Arup & Partners Ltd) February 2023, Station Access Study V1 September 2022, Regeneration & Town Centre Report V1 February 2022, Social Value Framework V1 February 2022, Energy Strategy V1 (Hoare Lea) February 2022, BREEAM Pre-Assessment V1 August 2022, Energy Strategy Addendum V1 (Hoare Lea) February 2023, Sustainability Strategy V2 (Buro Happold) December 2022, Whole Life Carbon Assessment V2, Flood Risk Assessment V1 February 2022, Flood Risk Addendum V1 April 2022, Drainage Strategy V10 December 2022, Surface Water Drainage Note V2 December 2022, Arboricultural Impact Assessment V2 April 2022, Tree Protection Plan V1 April 2022, Statement of Community Involvement V1 February 2022, Fire Statement V1 February 2022, Fire Statement Addendum V1 February 2023, Gateway 1 Report V1

	<p>February 2023, Air Quality Positive Statement V1 February 2022, Basement Impact Assessment V3 September 2022, Waste Management Strategy V3 (Ove Arup & Partners Ltd) February 2023, Employment, Skills and Supply Plan V1 February 2022, Viability Study V1 February 2022, Viability Study Addendum V1 November 2022, Utilities Statement V1 February 2022, Geotechnical Interpretative Report V1 August 2022, Pre-Demolition Audit V2 November 2022, CAVAT Assessment V3 September 2022, Urban Greening Factor Note V1 September 2022, Open Space Statement V1 September 2022, Accommodation Schedule V3 February 2023, Internal Daylight Sunlight Report Update V3 February 2023, Environmental Statement (January 2022) and Non-technical Summary, and the ES addendum (December 2022) and Non-technical Summary.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
AD2	<p>Approved drawings – Reserved matters</p> <p>Parameter Plans (Outline Phases) 19066_X(02)_P100 P01, 19066_X(02)_P101 P01, 19066_X(02)_P102 P01, 19066_X(02)_P103 P01, 19066_X(02)_P104 P01, 19066_X(02)_P105 P01, 19066_X(02)_P106 P01, 19066_X(02)_P107 P02, 19066_X(02)_P108 P02, 19066_X(02)_P109 P02, 19066_X(02)_P110 P01, 19066_X(02)_P111 P01.</p> <p>Documents: Revised Fire Safety Statement Rev 00 prepared by Hoare Lea Fire Engineering (dated 10 February 2023); Revised Fire Gateway One Form prepared by Leo Girling (dated 10 February 2023); Cover Letter V3 (Gerald Eve) February 2023, Town Planning Statement V1 (Gerald Eve) February 2022, Design and Access Statement V1 (AHMM) February 2022, Crime Impact Assessment V1 February 2022, DAS Addendum P03 (AHMM) February 2023, Design Codes P03 (AHMM) December 2022, Development Specification Document (GE) 14 March 2023, Health Impact Assessment V1 February 2022, Affordable Housing Assessment V1 February 2022, Affordable Housing Assessment Addendum V1 September 2022, Transport Assessment V1 (Ove Arup & Partners Ltd) February 2022, Delivery and Servicing Plan V1 (Ove Arup & Partners Ltd), Outline Construction Logistics Plan V1, Framework Travel Plan V1, Transport Assessment Addendum V2 (Ove Arup & Partners Ltd) February 2023, Station Access Study V1 September 2022, Regeneration & Town Centre Report V1 February 2022, Social Value Framework V1 February 2022, Energy Strategy V1 (Hoare Lea) February 2022, BREEAM Pre-Assessment V1 August 2022, Energy Strategy Addendum V1 (Hoare Lea) February 2023, Sustainability Strategy V2 (Buro Happold) December 2022, Whole Life Carbon Assessment V2, Flood Risk Assessment V1 February 2022, Flood Risk Addendum V1 April 2022, Drainage Strategy V10 December 2022, Surface Water Drainage Note V2 December 2022, Arboricultural Impact Assessment V2 April 2022,</p>

Tree Protection Plan V1 April 2022, Statement of Community Involvement V1 February 2022, Fire Statement V1 February 2022, Fire Statement Addendum V1 February 2023, Gateway 1 Report V1 February 2023, Air Quality Positive Statement V1 February 2022, Basement Impact Assessment V3 September 2022, Waste Management Strategy V3 (Ove Arup & Partners Ltd) February 2023, Employment, Skills and Supply Plan V1 February 2022, Viability Study V1 February 2022, Viability Study Addendum V1 November 2022, Utilities Statement V1 February 2022, Geotechnical Interpretative Report V1 August 2022, Pre-Demolition Audit V2 November 2022, CAVAT Assessment V3 September 2022, Urban Greening Factor Note V1 September 2022, Open Space Statement V1 September 2022, Accommodation Schedule V3 February 2023, Internal Daylight Sunlight Report Update V3 February 2023, Environmental Statement (January 2022) and Non-technical Summary, and the ES addendum (December 2022) and Non-technical Summary.

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

AD3

Approved drawings – Phase 1

Proposed Drawings:

Plot N5

19066_N5_(00)_P100	P04,	19066_N5_(00)_P101	P03,
19066_N5_(00)_P102	P03,	19066_N5_(00)_P103	P03,
19066_N5_(00)_P108	P03,	19066_N5_(00)_P109	P03,
19066_N5_(00)_P110	P03,	19066_N5_(00)_P114	P03,
19066_N5_(00)_P115	P03,	19066_N5_(00)_P200	P03,
19066_N5_(00)_P201	P03,	19066_N5_(00)_P202	P03,
19066_N5_(00)_P203	P03,	19066_N5_(00)_P211	P02,
19066_N5_(00)_P212	P02,	19066_N5_(00)_P300	P03,
19066_N5_(00)_P301	P03.		

Plot N4

19066_N4_(00)_P100	P05,	19066_N4_(00)_P101	P08,
19066_N4_(00)_P102	P06,	19066_N4_(00)_P103	P06,
19066_N4_(00)_P108	P07,	19066_N4_(00)_P109	P04,
19066_N4_(00)_P110	P06,	19066_N4_(00)_P113	P04,
19066_N4_(00)_P114	P03,	19066_N4_(00)_P120	
19066_N4_(00)_P121	P03,	19066_N4_(00)_P200	P03,
19066_N4_(00)_P201	P03,	19066_N4_(00)_P202	P03,
19066_N4_(00)_P203	P03,	19066_N4_(00)_P211	P02,
19066_N4_(00)_P212	P02,	19066_N4_(00)_P300	P03,
19066_N4_(00)_P301	P03.		

Plot N3E

19066_N3E_(00)_P099	P03,	19066_N3E_(00)_P100	P03,
19066_N3E_(00)_P101	P03,	19066_N3E_(00)_P102	P03,
19066_N3E_(00)_P109	P03,	19066_N3E_(00)_P111	P03,

19066_N3E_(00)_P200 P03, 19066_N3E_(00)_P201 P03,
19066_N3E_(00)_P202 P03, 19066_N3E_(00)_P203 P03,
19066_N3E_(00)_P211 P02, 19066_N3E_(00)_P300 P03.

Detailed Plot Sections

19066_X(00)_P310 P04, 19066_X(00)_P311 P04.

Documents:

Revised Fire Safety Statement Rev 00 prepared by Hoare Lea Fire Engineering (dated 10 February 2023); Revised Fire Gateway One Form prepared by Leo Girling (dated 10 February 2023); Cover Letter V3 (Gerald Eve) February 2023, Town Planning Statement V1 (Gerald Eve) February 2022, Design and Access Statement V1 (AHMM) February 2022, Crime Impact Assessment V1 February 2022, DAS Addendum P03 (AHMM) February 2023, Design Codes P03 (AHMM) December 2022, Development Specification Document (GE) 14 March 2023, Health Impact Assessment V1 February 2022, Affordable Housing Assessment V1 February 2022, Affordable Housing Assessment Addendum V1 September 2022, Transport Assessment V1 (Ove Arup & Partners Ltd) February 2022, Delivery and Servicing Plan V1 (Ove Arup & Partners Ltd), Outline Construction Logistics Plan V1, Framework Travel Plan V1, Transport Assessment Addendum V2 (Ove Arup & Partners Ltd) February 2023, Station Access Study V1 September 2022, Regeneration & Town Centre Report V1 February 2022, Social Value Framework V1 February 2022, Energy Strategy V1 (Hoare Lea) February 2022, BREEAM Pre-Assessment V1 August 2022, Energy Strategy Addendum V1 (Hoare Lea) February 2023, Sustainability Strategy V2 (Buro Happold) December 2022, Whole Life Carbon Assessment V2, Flood Risk Assessment V1 February 2022, Flood Risk Addendum V1 April 2022, Drainage Strategy V10 December 2022, Surface Water Drainage Note V2 December 2022, Arboricultural Impact Assessment V2 April 2022, Tree Protection Plan V1 April 2022, Statement of Community Involvement V1 February 2022, Fire Statement V1 February 2022, Fire Statement Addendum V1 February 2023, Gateway 1 Report V1 February 2023, Air Quality Positive Statement V1 February 2022, Basement Impact Assessment V3 September 2022, Waste Management Strategy V3 (Ove Arup & Partners Ltd) February 2023, Employment, Skills and Supply Plan V1 February 2022, Viability Study V1 February 2022, Viability Study Addendum V1 November 2022, Utilities Statement V1 February 2022, Geotechnical Interpretative Report V1 August 2022, Pre-Demolition Audit V2 November 2022, CAVAT Assessment V3 September 2022, Urban Greening Factor Note V1 September 2022, Open Space Statement V1 September 2022, Accommodation Schedule V3 February 2023, Internal Daylight Sunlight Report Update V3 February 2023, Environmental Statement (January 2022) and Non-technical Summary, and the ES addendum (December 2022) and Non-technical Summary. .

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

APPROVAL OF RESERVED MATTERS	
RM1	<p>Parameter Plans and Development Specification</p> <p>The outline elements of the development shall be carried out in accordance with the approved Parameter Plans and as described in the specified paragraphs of the approved Development Specification Document dated March 2023.</p> <p>For each reserved matters application, the following shall be submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> • A compliance report detailing how it complies with the approved parameter plans. • A compliance report detailing how it complies with the approved design codes. • A compliance report detailing how it complies with the approved Development Specification Document. <p>Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed as above might have an impact, which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design and to accord with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies G1, H1, C1, C2, C3, C4, E1, E2, A1,D1, D2, TC1, TC2 and TC4 and policies 2, 4, 10, 11 and 12 of the Fortune Green and West Hampstead Neighbourhood Plan.</p>
RM2	<p>Reserved matters</p> <p>Relevant applications (or groups of related applications) for approval of Reserved Matters shall be accompanied by an Urban Design Report which demonstrates how the reserved matters has been designed to take account of the approved parameters, development spec and design code.</p> <p>The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p> <p>Reason: To ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design and to accord with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies G1, A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and Fortune Green and West Hampstead Neighbourhood Plan policy 2.</p>
RM3	<p>Approval of reserved matters</p>

	<p>Approval of the Reserved Matters shall be obtained from the local planning authority in writing prior to the commencement of any development to the development plot which those Reserved Matters relate and the development shall be carried out only as so approved.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
RM4	<p>Time limit – reserved matters applications submission</p> <p>No later than 10 years following the date of this permission an application or applications shall have been submitted to the local planning authority for the approval of Reserved Matters in respect of all of the built accommodation in the Development hereby permitted.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
RM5	<p>Time limit – reserved matters implementation</p> <p>No Reserved Matters approval shall be implemented more than 15 years from the date of this permission or 2 years from the date of the final approval of any Reserved Matters application, whichever is the later.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
RM6	<p>Phasing Plan</p> <p>Prior to the commencement of development an updated Phasing Plan (including Phase 0 - infrastructure) shall be submitted to and approved in writing by the Council. Thereafter the phasing plan may be varied from time to time following resubmission to and approval in writing by the Council. In the event the Phasing Plan is different to the illustrative phasing plan 19066_X(00)_P008_PO2 and the changes are likely to result in new or different significant environmental impacts to those assessed at the time of the determination of the planning application then such Phasing Plan shall be accompanied by an Environmental Statement or Supplemental Environmental Statement in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p> <p>The development shall thereafter be carried out in accordance with the approved Phasing Plan and subject to the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 applying to any such amended or updated Phasing Plan.</p> <p>Reason: To ensure a comprehensive and sustainable development</p>

	<p>and to achieve regeneration, integration and good design in accordance the Environmental Impact Assessment, in accordance with policies G1, A1, D1 and D2 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.</p>
RM7	<p>Reserved matters – Earthworks and Remediation Plan</p> <p>Relevant applications (or groups of related applications) for approval of Reserved Matters shall be accompanied by an Earthworks and Remediation Plan to deliver appropriate site levels and ground conditions for that part of the development. All works shall be carried out in accordance with the Earthworks and Remediation Plan as approved.</p> <p>Reason: To ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policy A1 of the Camden Local Plan 2017.</p>
RM8	<p>Reserved matters – Illustrative Build Out Plan</p> <p>Relevant applications for approval of Reserved Matters shall be accompanied by an illustrative build out plan showing:</p> <ul style="list-style-type: none"> (a) the disposition of any buildings for which approval has been given and the take-up through those approvals of the land uses permitted by this planning permission; (b) the disposition of any buildings for which approval of Reserved Matters is sought and how the approved uses are to be incorporated in these buildings; (c) how the development plots within which buildings for which approval has been given under (a) and those for which approval has been sought under (b) above, may be built out and completed in conformity with this planning permission; (d) Development plots (or part thereof) for which buildings have yet to come forward for approval of Reserved Matters; (e) the status of each area of Principal Public Realm, the phasing of development; (f) demonstrate ongoing provision of green and brown roofs; and (g) the relationship between the buildings/development referred to in (a), (b), (c) (d) and (e) above. <p>The proposals will thereafter be constructed in accordance with the approved illustrative build out plan.</p> <p>Reason: To ensure a comprehensive and sustainable development and to achieve regeneration, integration and good design in accordance the Environmental Impact Assessment, in accordance with policies G1, A1, D1 and D2 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.</p>

<p>RM9</p>	<p>Reserved matters – Construction Timetable</p> <p>Relevant applications for approval of Reserved Matters shall be accompanied by details of:</p> <p>(a) the construction timetable for those developments for which approval is sought; and (b) how that construction timetable relates to the overall sequence of the development and its division into a number of major phases.</p> <p>The proposals will thereafter be constructed in accordance with the approved construction timetable.</p> <p>Reason: To ensure a comprehensive and sustainable development, to protect amenities and ensure safe access in accordance the assessment and conclusions of the Environmental Impact Assessment, in accordance with policy A1 of the Camden Local Plan 2017.</p>
<p>RM10</p>	<p>Reserved matters – Environmental Sustainability Plan</p> <p>Relevant applications (or groups of related applications) for approval of Reserved Matters in respect of buildings shall be accompanied by an Environmental Sustainability Plan. The Environmental Sustainability Plan shall explain:</p> <p>(a) how the proposed building design(s) realise(s) opportunities to include design and technology energy efficiency measures; (b) the reduction in carbon emissions achieved through these building design and technology energy efficiency measures, compared with the emissions permitted under the national Building Regulations prevailing at the time the application(s) for approval of reserved matters are submitted; (c) the specification for any green and/or brown roofs; (d) how energy shall be supplied to the building(s); (e) any other measures to incorporate renewables; (f) how the proposed building(s) have been designed to achieve a BREEAM; and (g) The incorporation of bird boxes, bat roosts and other wildlife features on buildings.</p> <p>The proposals will thereafter be constructed and maintained in line with the approved Environmental Sustainability Plan.</p> <p>Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies A3, CC1, CC2 and CC3 of the Camden Local Plan and London Plan policies SI 2, G5 and G6.</p>

<p>RM11</p>	<p>Reserved matters – Access Statement</p> <p>Relevant applications for approval of Reserved Matters pursuant to this permission shall be accompanied by an access statement for the development in those reserved matters. Each access statement shall:</p> <p>(a) address the relevant design principles for those reserved matters;</p> <p>(b) highlight any areas where technical or other constraints have prevented or constrained the application of these design principles; and</p> <p>(c)</p> <p>The proposals will thereafter be constructed and maintained in line with the approved Access Statement.</p> <p>Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment, in accordance with policies H1 and C6 of the Camden Local Plan 2017.</p>
<p>RM12</p>	<p>Reserved matters – Servicing Strategy</p> <p>A servicing strategy demonstrating where servicing for any building will be located will support any relevant application for approval of Reserved Matters. The strategy shall include details of the proposed hours of servicing and the mechanisms that will be used to ensure loading and unloading takes place and details of waste and recycling in accordance with the strategy as approved. No servicing of any building shall take place on any part of the highway network or public realm other than in accordance with the servicing strategy so approved.</p> <p>The proposals will thereafter be constructed and maintained in line with the approved Servicing Strategy.</p> <p>Reason: To ensure safe, efficient and sustainable access to, and protect amenities in, the development in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies A1 and T4 of the Camden Local Plan 2017.</p>
<p>RM13</p>	<p>Reserved matters – Highways Plan</p> <p>Relevant applications (or groups of related applications) for approval of Reserved Matters shall be accompanied by a Highways Plan. The Highways Plan shall show any works that are required to the existing adopted highways of Finchley Road, Blackburn Road and Billy Fury Way, to achieve appropriate means of access to those buildings for which approval is sought.</p>

	<p>Development shall not commence on those buildings until a detailed concept scheme for the highway works required has been approved by the local planning authority and the buildings shall not be first occupied until the level of works specified by the local planning authority as being required prior to occupation have been completed and provision has been made for the completion of the remaining works.</p> <p>The proposals will thereafter be constructed and in line with the approved Highways Plan.</p> <p>Reason: To ensure safe, efficient and sustainable access and to protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies A1, T3 and T4 of the Camden Local Plan 2017 and policy 7 of the Fortune Green and West Hampstead Neighbourhood Plan.</p>
RM14	<p>Reserved matters – Housing Delivery Plan</p> <p>Accompanying each application for approval of Reserved Matters which contains plans and particulars of residential accommodation, there shall be submitted to the local planning authority a housing delivery plan in relation to those residential units, the plan to give details of the number of units, size, dwelling and tenure mix, the stage reached in the tendering/procurement of the social rented, intermediate and market units, the confirmed or anticipated (as appropriate) dates for the start of construction and completion, the confirmed or anticipated ownership and management arrangements for each tenure of affordable housing units, the number, unit size and mix of wheelchair accessible and adaptable homes and their storey level, and the quantity and type of private residential amenity space to be provided.</p> <p>The proposals will thereafter be constructed and maintained in line with the approved Housing Delivery Plan.</p> <p>Reason: To ensure a comprehensive and sustainable development and the provision of a variety of housing in terms of size and type of affordability in accordance with policies H1, H2, H4, H6 and H7 of the Camden Local Plan 2017 and policy 1 of the Fortune Green and West Hampstead Neighbourhood Plan.</p>
RM15	<p>Reserved matters – Floorplans etc</p> <p>Details and particulars including floorspace figures, floorplans and layouts of the uses, and the vehicle and other servicing and access, including provision for any car parking to be accommodated in built accommodation, shall be submitted to and approved in writing by the</p>

	<p>local planning authority before any of those uses commences and the uses will commence only in accordance with the details so approved.</p> <p>Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies G1, H1, C1, C2, C3, C4, E1, E2, A1, TC1, TC2, TC4, T2, T3, T4 and policies 1, 2, 4, 10, 11 and 12 of the Fortune Green and West Hampstead Neighbourhood Plan.</p>
RM16	<p>Reserved matters – Statement of Community Involvement</p> <p>Relevant applications for approval of Reserved Matters shall be accompanied by a Statement of Community Involvement, including details of engagement with young people.</p> <p>Reason: To ensure that the views of the local community including young people are taken into account in further design development of the scheme, including its design and the provision of community facilities in accordance with policies G1, C1, C2, C3 and DM1 of the Camden Local Plan 2017 and policy 2 and 10 of the Fortune Green and West Hampstead Neighbourhood Plan.</p>
RM17	<p>Reserved matters – Community Safety Strategy</p> <p>Relevant applications for approval of Reserved Matters shall be accompanied by a Community Safety Strategy.</p> <p>The proposals will thereafter be constructed and maintained in line with the approved Community Safety Strategy.</p> <p>Reason: To ensure safe and efficient access, to achieve good design and protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment on community safety, in accordance with policies A1 and C5 of the Camden Local Plan 2017.</p>
RM18	<p>Reserved matters – Basements</p> <p>Relevant applications for approval of Reserved Matters submitted pursuant to this permission shall be accompanied by details of basement floorspace including layout, design, access, the provision of plant and ventilation and an updated Basement Impact Assessment. The basement space so permitted shall only be used for purposes ancillary to the primary purposes permitted for the relevant buildings including the storage of plant equipment, building services, plant and equipment, other ancillary storage, servicing and parking.</p> <p>The proposals will thereafter be constructed and maintained in line</p>

	<p>with the approved basement details.</p> <p>Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities in accordance with the assessment and conclusions of the Environmental Impact Assessment and in accordance with the requirements of policies D1, T2, T4, A1 and A5 of the London Borough of Camden Local Plan 2017.</p>
RM19	<p>Reserved matters – BRE ‘Site Layout and Planning’</p> <p>Relevant applications for approval of Reserved Matters submitted pursuant to this permission relating to each development plot and the landscaping of the public realm or open space, shall be accompanied by a report setting out the level of compliance with the BRE ‘Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2022’, or the superseding BRE guidance standards that will be achieved.</p> <p>Reason: To ensure sufficient daylight and sunlight to the proposed dwellings, neighbouring dwellings and the proposed open space, in accordance with policies A1 and A2 of the Camden Local Plan 2017.</p>
RM20	<p>Reserved matters – Land use GIA</p> <p>Relevant applications for approval of Reserved Matters shall be accompanied by a Land Use Report detailing compliance with the floorspace figures set out in the Development Specification complying with all ranges, maximums, and minimums set out therein.</p> <p>The proposals will thereafter be constructed and maintained in line with the approved Land Use Report.</p> <p>Reason: To ensure a comprehensive and sustainable development, to achieve regeneration and integration and to ensure that the development complies with the outline permission and the assessment and conclusion of the Environmental Impact Assessment, in accordance with policies G1, H1, C1, C2, C3, C4, E1, E2, A1, TC1, TC2 and TC4 and policies 1, 4, 10, 11 and 12 of the Fortune Green and West Hampstead Neighbourhood Plan.</p>
RM21	<p>Reserved matters – total floorspace</p> <p>The total floorspace of the outline phases shall not exceed a maximum of 132,410sqm.</p> <p>Reason: To ensure a comprehensive and sustainable development, to achieve regeneration and integration and to ensure that the development complies with the outline permission and the</p>

	<p>Environmental Impact Assessment, in accordance with policies G1, H1, C1, C2, C3, C4, E1, E2, TC1, TC2, TC4 of the Camden Local Plan 2017 and policies 1, 10, 11 and 12 of the Fortune Green and West Hampstead Neighbourhood Plan.</p>
RM22	<p>Reserved matters – private amenity space</p> <p>Relevant applications for approval of Reserved Matters shall be accompanied by a report setting out details of private amenity space, demonstrating compliance with the approved plans and documents.</p> <p>The proposals will thereafter be constructed and maintained in line with the approved private amenity space details.</p> <p>Reason: To ensure a comprehensive and sustainable development, to achieve regeneration and integration and to ensure that the development complies with the outline permission and the Environmental Impact Assessment, in accordance with policies H1, H2, H4, H6 and H7 of the Camden Local Plan 2017 and policy 1 of the Fortune Green and West Hampstead Neighbourhood Plan.</p>
RM23	<p>Reserved matters – noise</p> <p>A Noise Assessment shall be provided as part of each reserved matters application demonstrating that noise levels within the residential units will meet the relevant policy standards. Details shall take account of noise from:</p> <ul style="list-style-type: none"> • plant, machinery and equipment; • road and rail; • neighbouring residential properties; and • neighbouring non-residential properties. <p>Reason: To ensure a comprehensive and sustainable development, to achieve regeneration and integration and to ensure that the development complies with the outline permission and policy A1 of the Camden Local Plan 2017.</p>
RM24	<p>Reserved matters – Class E floorspace</p> <p>The Class E (a), (b), (c), (d), (e), (f) and (g) floorspace hereby permitted shall be occupied only in accordance with the floorspace figures and uses as set out in Table 6 of the approved Development Specification.</p> <p>Reason: To ensure a comprehensive and sustainable development, to achieve regeneration and integration and to ensure that the development complies with the outline permission and the Environmental Impact Assessment, in accordance with policies G1, C1, C2, C3, C4, E1, E2, A1, TC1, TC2 and TC4 and policies 4, 10, 11</p>

	and 12 of the Fortune Green and West Hampstead Neighbourhood Plan.
RM25	<p>Reserved matters – Wind mitigation measures</p> <p>Relevant applications for approval of Reserved Matters shall be accompanied by full details of wind mitigation measures for the communal roof terraces for each development plot.</p> <p>The proposals will thereafter be constructed and maintained in line with the approved mitigation measures.</p> <p>Reason: To ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policy A1 of the Camden Local Plan 2017.</p>
RM26	<p>Reserved matters - Phase-wide Landscape Strategy</p> <p>Prior to commencement of above ground works for each of the Outline Phases of the development hereby permitted, a Phase-wide Landscape Strategy for that Outline Phase shall be submitted to and approved in writing by the local planning authority.</p> <p>This shall include a play strategy, including types of play equipment and surfaces (as well as shading of play space) and timing for installation and delivery of the relevant area.</p> <p>The Phase-wide Landscape Strategy shall be used to inform the Detailed Landscape Strategy prepared for each Reserved Matters area.</p> <p>Reason: To ensure that the development achieves a high quality of cohesive landscaping which contributes to the visual amenity and character of the area and sustainability objectives in accordance with the requirements of policies A2, A3, C5, C6, CC2, CC3, and D1 of the London Borough of Camden Local Plan 2017 and London Plan policy G5 and D8.</p>
RM27	<p>Reserved matters – Landscape details (public realm and public open space)</p> <p>For each Reserved Matters area, prior to commencement of the relevant part of the development full details for the public realm associated with that area comprising (where relevant):</p> <ul style="list-style-type: none"> - hard and soft landscaping; - planting plans;

	<ul style="list-style-type: none"> - playspace specification; - MUGA; - means of enclosure of all un-built, open areas; - safety and security features; - details of accessibility; and - details of how the UGF has been maximised. <p>Shall be submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed replacement planting and post planting maintenance, earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p> <p>Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area and sustainability objectives in accordance with the requirements of policies A2, A3, C5, C6, CC2, CC3 and D1 of the London Borough of Camden Local Plan 2017 and London Plan policy G5 and D8.</p>
RM28	<p>Reserved matters – Landscape details (private open space)</p> <p>For each Reserved Matters area, prior to commencement of the relevant part of the development full details for the private amenity areas associated with that area comprising (where relevant):</p> <ul style="list-style-type: none"> - hard and soft landscaping; - planting plans; - playspace specification; - safety and security features; - details of accessibility; and - details of how the UGF has been maximised. <p>Shall be submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed replacement planting and post planting maintenance, earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p> <p>Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area and sustainability objectives in accordance with the requirements of policies A2, A3, C5, C6, CC2, CC3 and D1 of the London Borough of Camden Local Plan 2017.</p>

RM29	<p>Reserved matters submission – Tree Protection measures</p> <p>For each reserved matters application, full details of the tree protection measures shall be submitted on a plot, by plot, basis.</p> <p>The development shall thereafter be constructed in accordance with the approved tree protection measures.</p> <p>Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and Fortune Green and West Hampstead Neighbourhood Plan policy 18.</p>
RM30	<p>Reserved matters – disabled car parking</p> <p>Relevant applications for approval of Reserved Matters for each plot of group of plots shall be accompanied by details of accessible car parking spaces being provided with 20% to be provided with active EVC and the remaining passive provision for future use.</p> <p>All such facilities shall be provided in accordance with the details thus approved and maintained and retained thereafter.</p> <p>Reason: To ensure that the scheme makes adequate provision for people with disabilities users in accordance with Camden Local Plan policies T1 and T2, the London Plan policy T6 and CPG Transport and Fortune Green and West Hampstead Neighbourhood Plan policy 7.</p>
RM31	<p>Reserved matters – Cycle parking</p> <p>Relevant applications for approval of Reserved Matters for each development plot or group of plots shall be accompanied by details of long stay and short stay cycle parking and how it meets London Plan 2021 standards.</p> <p>All such facilities shall be provided in accordance with the details thus approved and maintained and retained thereafter.</p> <p>Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, London Plan policy T5 and CPG Transport and Fortune Green and West Hampstead Neighbourhood Plan policy 8.</p>
RM32	<p>Reserved matters Phase 3 – loading bays EVC</p> <p>Relevant applications for approval of Reserved Matters for each plot or group of plots shall be accompanied by details demonstrating that electric vehicle charging has been installed for loading bays.</p>

	<p>All such facilities shall be provided in accordance with the details thus approved and maintained and retained thereafter.</p> <p>Reason: To ensure that the scheme contributes towards the sustainable movement of goods and materials in accordance with Camden Local Plan policies CC1, CC4 and T4.</p>
RM33	<p>Reserved matters submission - Fire Statement and Evacuation Strategy</p> <p>For each development plot, a Fire Statement shall be submitted to and approved in writing by the Local Planning Authority (following consultation with the Health and Safety Executive).</p> <p>The Fire Statement shall be produced by an independent third party suitably qualified assessor and 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 final provision will be made within the site to enable fire appliances to gain access to the building. This shall include a fire and evacuation strategy to take account of any current or emerging standards, including managing assisted evacuation within the building.</p> <p>No building shall be occupied until the fire statement for that development plot has been approved. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: To ensure the development provides for the safety of all building users and the highest standards of fire safety in accordance with Policy D5 and D12 of the London Plan.</p>
RM34	<p>Reserved matters submission – Green/brown roofs</p> <p>For each reserved matters application, full details of the green/brown roofs shall be submitted on a plot by plot basis.</p> <p>Reason: To ensure the development is sustainable and promotes biodiversity in line with Camden Local Plan policies CC1, CC3 and A3.</p>
RM35	<p>Reserved matters submission – Urban Greening Factor (UGF)</p> <p>For each reserved matters application, details of the UGF scores shall be submitted to demonstrate how the UGF has been maximised.</p> <p>Reason: To ensure the development will increase green cover, is sustainable, improves drainage and promotes biodiversity in line with</p>

	Camden Local Plan policies CC2, CC3, A2 and A3 and London Plan policy G5 and D8.
RM36	<p>Reserved matters submission – Bird and bat boxes</p> <p>For each reserved matters application, details of the bird and bat boxes shall be submitted which demonstrate the opportunities to enhance biodiversity and habitat on site have been maximised.</p> <p>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 Policies A3 of the London Borough of Camden Local Plan 2017.</p>
RM37	<p>Reserved matters submission – SuDS: Evidence of Installation</p> <p>For each reserved matters application, details of Sustainable Drainage Systems (SuDS) and greenfield run off rates shall be submitted to and approved by the Local Planning Authority. The system shall thereafter be implemented, retained and maintained in accordance with the approved maintenance plan, with confirmation provided regarding who will own the maintenance of the implemented SuDS features with confirmation being provided regarding long term ownership/responsibility for maintenance of the implemented SuDS features.</p> <p>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 London Plan G5 and D8.</p>
RM38	<p>Reserved matters – details of renewables</p> <p>Prior to commencement of development (other than site clearance & preparation) of a development plot, a feasibility assessment with the aim of maximising the provision of energy via air source heat pumps, solar photovoltaics or other renewables as appropriate within that plot shall be submitted to the local planning authority and approved in writing. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.</p> <p>Reason: To ensure the development maximises the opportunities for renewable energy and is sustainable in line with Camden Local Plan policy CC1 and London Plan policy SI 2.</p>

<p>RM39</p>	<p>Detailed Lighting Strategy for each development plot</p> <p>Prior to occupation or use of the relevant development plot (including areas of public realm) hereby approved, a Detailed Lighting Strategy for that plot (or group of plots) shall be submitted to and approved in writing by the local planning authority.</p> <p>The submitted details for each plot will incorporate any changes necessary to the detailed strategies already approved, and include the following:</p> <ul style="list-style-type: none"> a) All external lighting to buildings. b) All external lighting to public open spaces and private spaces. c) Luminance levels of all external lighting. d) Direction and light-spill of all external lighting. e) A programme for maintenance of the lighting. <p>The development hereby permitted shall thereafter be built and maintained in accordance with the latest approved Detailed Lighting Strategy for each plot.</p> <p>Reason: To ensure the development minimises the opportunities for crime and anti-social behaviour, ensures community safety, creates an inclusive environment and minimises impact on biodiversity and the natural environment, in accordance with policy D1, A2, A3, C5 and C6 of the Camden Local Plan 2017 and policy D5, D8 and D11 of the London Plan 2021.</p>
<p>RM40</p>	<p>Reserved matters – Whole Life Carbon</p> <p>For each reserved matters application, full details of the Whole Life Carbon shall be submitted on a plot by plot basis.</p> <p>Reason: To encourage waste reduction and the sustainable management of waste in accordance with policies CC5 of the Camden Local Plan 2017 and Policy SI 7 of the London Plan 2021.</p>
<p>RM41</p>	<p>Reserved matters – Circular Economy – waste</p> <p>For each reserved matters application, full details of the Circular Economy (Waste) shall be submitted on a plot by plot basis.</p> <p>Reason: To encourage waste reduction and the sustainable management of waste in accordance with policies CC5 of the Camden Local Plan 2017 and Policy SI 7 of the London Plan 2021.</p>

RM42	<p>Reserved matters Phase 3 – Operational Management Plan – Deliveries</p> <p>Relevant applications for approval of Reserved Matters for each plot or group of plots shall be accompanied by details setting out how retail/food and drink uses offering a delivery service will be managed, including type of vehicles to be used, drop off/pick up space, management of riders and the provision of welfare facilities for riders.</p> <p>All such facilities shall be provided in accordance with the details thus approved and maintained and retained thereafter.</p> <p>Reason: To ensure that the scheme contributes towards the sustainable movement of goods and materials, protects the amenity of residents, the transport network and highway safety in accordance with Camden Local Plan policies A1, CC1, CC4, T1 and T4.</p>
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DETAILED (PHASE 1)

D1	<p>Materials details</p> <p>The details of the following shall be submitted to and approved in writing by the local planning authority before any work is commenced on the relevant part of the development:</p> <ul style="list-style-type: none"> a) 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); b) Details of all windows, canopies, ventilation grills, external doors and boundary treatments; c) Details including materials of all balconies, balustrades and privacy measures; d) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of new shopfronts; e) Details, including samples, of landscaping to all external areas; f) Details of lighting within the public realm and fixed to buildings, to include location, design, specification, fittings and fixtures; g) Details of landscaping features and plant species to be incorporated within the podiums; and h) Details of the of the landscaped steps including the boundary treatment and interface with the podiums.
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	<p>The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2 and Fortune Green and West Hampstead Neighbourhood Plan policy 2.</p>
D2	<p>Phase 1 full scale sample panel</p> <p>A full scale sample panel of 1 whole bay for each of the residential buildings shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed or control bay built and used for this purpose instead</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2 and Fortune Green and West Hampstead Neighbourhood Plan policy 2.</p>
D3	<p>Phase 1 – Land use totals</p> <p>The floorspace hereby permitted as part of Phase 1 shall be occupied only in accordance with the floorspace figures set out in the approved Development Specification.</p> <p>Reason: To ensure a comprehensive and sustainable development, to achieve regeneration and integration and to ensure that the development complies with the outline permission and the Environmental Impact Assessment, in accordance with policies H1, C2, C3, C4, E1, E2, TC1, TC2 and TC4 of the Camden Local Plan 2017 and policies 1, 10 and 12 of the Fortune Green and West Hampstead Neighbourhood Plan.</p>
D4	<p>Phase 1 – Location and provision of wheelchair housing</p> <p>Notwithstanding the approved plans for internal layouts of the phase 1 development, prior to above ground works, plans showing the final location, layout, and design of all the following units for the phase shall be submitted to and approved by the Local Planning Authority:</p> <ul style="list-style-type: none"> • Wheelchair adaptable units to comply with Part M4(3)(2)(a) of the Building Regulations; and • Adapted wheelchair accessible units to comply with Part M4(3)(2)(b) of the Building Regulations.

	<p>The wheelchair accommodation shall thereafter be provided in accordance with the approved plans and relevant regulations Building Regulations Part M.</p> <p>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 policies H1 and C6 of the Camden Local Plan 2017.</p>
D5	<p>Part M4 (2) Adaptable Housing</p> <p>All residential units, unless otherwise specified as a M4(3) unit (wheelchair adaptable and wheelchair accessible units under the above condition “Phase 1 – Location and provision of wheelchair housing”), shall be designed and constructed in accordance with Building Regulations Part M4(2).</p> <p>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 policies H1 and C6 of the Camden Local Plan 2017.</p>
D6	<p>Phase 1 – Wind mitigation measures</p> <p>Prior to occupation of each development plot within phase 1, full details of wind mitigation measures for the communal roof terraces shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The proposals will thereafter be constructed and maintained in line with the approved mitigation measures.</p> <p>Reason: To ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policy A1 of the Camden Local Plan 2017.</p>
D7	<p>Phase 1 - Phase-wide Landscape Strategy</p> <p>Prior to commencement of above ground works for Phase 1 of the development hereby permitted, a Phase-wide Landscape Strategy for that phase shall be submitted to and approved in writing by the local planning authority.</p> <p>This shall include a play strategy, including types of play equipment and surfaces (as well as shading of play space) and timing for installation and delivery of the relevant areas.</p> <p>The Phase-wide Landscape Strategy shall be used to inform the</p>

	<p>Detailed Landscape Strategy prepared for each development plot within Phase 1.</p> <p>Reason: To ensure that the development achieves a high quality of cohesive landscaping which contributes to the visual amenity and character of the area and sustainability objectives in accordance with the requirements of policies A2, A3, C5, C6, CC2, CC3, and D1 of the London Borough of Camden Local Plan 2017.</p>
D8	<p>Phase 1 – Landscape details (public realm and public open space)</p> <p>For each development plot in Phase 1, prior to commencement of the relevant part of the development full details for the public realm associated with that plot comprising:</p> <ul style="list-style-type: none"> - hard and soft landscaping; - playspace specification; - means of enclosure of all un-built, open areas; - safety and security features; and - details of accessibility. <p>Shall be submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed replacement planting and post planting maintenance, earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p> <p>Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area and sustainability objectives in accordance with the requirements of policies A2, A3, C5, C6, CC2, CC3 and D1 of the London Borough of Camden Local Plan 2017.</p>
D9	<p>Phase 1 – Landscape details (private open space)</p> <p>For each development plot in Phase 1, prior to commencement of the relevant part of the development full details for the private amenity areas associated with that plot comprising:</p> <ul style="list-style-type: none"> - hard and soft landscaping; - planting plans; - playspace specification; - safety and security features; and - details of accessibility. <p>Shall be submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed replacement planting and post planting maintenance, earthworks including grading,</p>

	<p>mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p> <p>Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area and sustainability objectives in accordance with the requirements of policies A2, A3, C5, C6, CC2, CC3 and D1 of the London Borough of Camden Local Plan 2017.</p>
D10	<p>Phase 1 – Tree Protection measures</p> <p>Prior to the commencement of demolition/construction works on each development plot on the Phase 1 site, tree protection measures shall be installed in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. The protection shall then remain in place for the duration of works on that development plot and recommendations made in the method statement followed, unless otherwise agreed in writing by the local authority.</p> <p>Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and Fortune Green and West Hampstead Neighbourhood Plan policy 18.</p>
D11	<p>Phase 1 – Green/brown roofs</p> <p>Prior to commencement of above ground development, of each building further details of the green/brown roof (design, sections, species and maintenance) for that building are to be submitted to and approved in writing by the Council, to follow the recommendations in the Ecological Assessment Report.</p> <p>The green roofs shall thereafter be constructed in accordance with the approved details prior to occupation of the relevant block, and they shall thereafter be retained and maintained in accordance with those details.</p> <p>Reason: To ensure the development is sustainable and promotes biodiversity in line with Camden Local Plan policies CC1, CC3 and A3.</p>
D12	<p>Phase 1 – Bird and bat boxes</p> <p>Prior to commencement of above ground works for each development plot, a plan showing details of bird and bat box locations and types and indication of species to be accommodated in that plot shall be submitted to and approved in writing by the local planning authority.</p> <p>The boxes shall thereafter be installed in accordance with the</p>

	<p>approved plans prior to the occupation of the development plot by plot and thereafter retained.</p> <p>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 Policies A3 of the London Borough of Camden Local Plan 2017.</p>
D13	<p>Phase 1 – SuDS: Evidence of Installation</p> <p>Prior to occupation of each development plot in Phase 1 evidence that the Sustainable Drainage System (SuDS) has been implemented as part of the development in accordance with the approved details shall be submitted to and approved in writing by the Local Planning Authority. The system shall thereafter be retained and maintained in accordance with the approved maintenance plan, with confirmation being provided regarding long term ownership/responsibility for maintenance of the implemented SuDS features.</p> <p>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 London Plan policy G5 and D8.</p>
D14	<p>Reuse and recycling of demolition waste</p> <p>The demolition hereby approved shall divert at least 95% of demolition waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation on a plot by plot basis evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>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.</p>
D15	<p>Phase 1 – Waste and recycling storage to be implemented</p> <p>The waste and recycling storage shown on the approved plans and documents shall be provided for each of the residential and non-residential uses within a plot , prior to the occupation of the relevant use in that block. It shall thereafter be retained for the duration of the development for its designated use.</p> <p>Reason: To ensure suitable provision for the occupiers of the</p>

	<p>development, to encourage the sustainable management of waste and to safeguard the visual amenities of the in accordance with policies CC5, D1 and TC4 of the Camden Local Plan 2017, and Policy SI 7 of the London Plan 2021.</p>
D16	<p>Phase 1 – Whole Life Carbon</p> <p>Prior to occupation of each development plot, the post-construction tab of the GLA’s whole life carbon shall be submitted to and approved by the Local Planning Authority (in consultation with the GLA).</p> <p>Reason: To encourage waste reduction and the sustainable management of waste in accordance with policies CC5 of the Camden Local Plan 2017 and Policy SI 7 of the London Plan 2021.</p>
D17	<p>Phase 1 – Circular Economy - waste</p> <p>Prior to occupation of each development plot, the likely destination of all waste streams and confirmation that the destination landfill has capacity in respect of the waste from that plot shall be submitted to and approved by the Local Planning Authority (in consultation with the GLA).</p> <p>Reason: To encourage waste reduction and the sustainable management of waste in accordance with policies CC5 of the Camden Local Plan 2017 and Policy SI 7 of the London Plan 2021.</p>
D18	<p>Phase 1 – Circular Economy - post-completion report</p> <p>Prior to occupation of each development plot, a Circular Economy post-completion report for that plot shall be submitted to and approved (in consultation with the GLA) in writing by the Local Planning Authority.</p> <p>Reason: To encourage waste reduction and the sustainable management of waste in accordance with policies CC5 of the Camden Local Plan 2017 and Policy SI 7 of the London Plan 2021.</p>
D19	<p>Phase 1 – Air source heat pumps</p> <p>Prior to occupation of each development plot, details, drawings and data sheets showing the location and carbon saving, of the air source heat pumps and associated equipment to be installed, shall have been submitted to and approved in writing by the Local Planning Authority. The measures shall include the installation of meters 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.</p>

	<p>Reason: To ensure the development maximises the opportunities for renewable energy, minimises the impact on climate change and is sustainable in line with Camden Local Plan policy CC1 and London Plan policy SI 2.</p>
D20	<p>Phase 1 – Photo-voltaic cells</p> <p>Prior to occupation of each development plot, drawings and data sheets showing the location, extent (at least 645m²) and predicted energy generation of photovoltaic cells (at least 92kWp) 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.</p> <p>Reason: To ensure the development maximises the opportunities for renewable energy, minimises the impact on climate change and is sustainable in line with Camden Local Plan policy CC1 and London Plan policy SI 2.</p>
D21	<p>Phase 1 – Long stay cycle parking</p> <p>Prior to first occupation of each development plot, the following bicycle parking shall be provided:</p> <p>Secure cycle parking of 1059 long stay spaces</p> <p>Plot N3(E): Residential – 111 long stay spaces (including 6 spaces for larger adaptable bikes) Commercial/retail – 2 long stay spaces</p> <p>Plot N4: Residential – 429 long stay spaces (including 22 spaces for larger adaptable bikes) Commercial/retail – 2 long stay spaces</p> <p>Plot N5: Residential – 508 long stay spaces (including 264 spaces for larger adaptable bikes) Commercial/retail – 7 long stay spaces.</p> <p>All such facilities shall thereafter be maintained and retained.</p> <p>Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan policy T5 and CPG Transport and Fortune Green and West Hampstead Neighbourhood Plan policy 8.</p>

D22	<p>Phase 1 – Short stay cycle parking</p> <p>Prior to first occupation of each development plot, the following parking shall be provided :</p> <p>86 short-stay cycle parking spaces:</p> <p>Plot N3(E): 17 short-stay spaces</p> <p>Plot N4: 19 short-stay spaces</p> <p>Plot N5: 50 short-stay spaces</p> <p>All such facilities shall thereafter be maintained and retained.</p> <p>Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan policy T5 and CPG Transport and Fortune Green and West Hampstead Neighbourhood Plan policy 8.</p>
D23	<p>Phase 1 – Electric vehicle charging</p> <p>Prior to first occupation of each development plot, the car parking shall provide 20% active and 80% passive Electric Vehicle Charging in accordance with the approved documents.</p> <p>All such facilities shall thereafter be maintained and retained.</p> <p>Reason: To ensure that the scheme contributes towards sustainability objectives by making adequate provision for electric vehicles in accordance with Camden Local Plan policies T1 and T2 and the London Plan Policy T6.</p>
D24	<p>Phase 1 – disabled car parking</p> <p>Prior to first occupation, of each development plot, the relevant disabled parking spaces to serve that plot shall be provided. The number of spaces provided shall be as follows:</p> <p>Plot N4: 8 spaces</p> <p>Plot N5: 10 spaces</p> <p>All such facilities shall thereafter be permanently maintained and retained.</p>

	<p>Reason: To ensure that the scheme makes adequate provision for people with disabilities users in accordance with Camden Local Plan policies T1 and T2, the London Plan and CPG Transport and Fortune Green and West Hampstead Neighbourhood Plan policies 5, 7, 8 and 9.</p>
D25	<p>Phase 1 – Fire vehicle access arrangements</p> <p>No building shall be occupied until details (interim and completed) of the Fire Appliances Access Arrangements to that building have been submitted to and approved in writing by the Local Planning Authority. The Fire Vehicle Access Arrangements shall include how provision will be made within the site to enable fire appliances to gain access to any occupied buildings, to that Plot whether as an interim measure during ongoing site construction, or as part of the completed scheme. The Fire Appliances Access Arrangements document shall be updated for each building occupied. The development and any interim access arrangements during construction shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the development, both during construction and as completed, provides appropriate access for fire appliances, the safety of all building users and the highest standards of fire safety in accordance with Policy D5 and D12 of the London Plan.</p>
D26	<p>Phase 1 - Fire safety – implementation of approved measures</p> <p>The Phase 1 detailed part of the development must be implemented in accordance with the provisions of the Revised Fire Safety Statement Rev 00 prepared by Hoare Lea Fire Engineering (dated 10 February 2023) and the Revised Fire Gateway One Form prepared by Leo Girling (dated 10 February 2023).</p> <p>Reason: To ensure the development provides for the safety of all building users and the highest standards of fire safety in accordance with Policy D5 and D12 of the London Plan.</p>
CONDITIONS ACROSS WHOLE MASTERPLAN	
M1	<p>Removal of permitted development rights</p> <p>Notwithstanding the provisions of Part 3 of the Schedule of the Town and Country Planning (Use Classes) Order, 2015, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the Class E sub-class uses hereby approved shall not be used as any alternative sub use class (a), (b), (c), (d), (e), (f), (g) within Class E.</p> <p>Reason: To ensure that the uses approved come forward in line with the permission in accordance with policies G1, C1, C2, C3, C4, E1, E2, A1, TC1, TC2 and TC4 of the London Borough of Camden Local</p>

	Plan 2017 and policies 4, 10, 11 and 12 of the Fortune Green and West Hampstead Neighbourhood Plan.
M2	<p>External fixtures</p> <p>No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2 and Fortune Green and West Hampstead Neighbourhood Plan policy 2.</p>
M3	<p>Advertisement and wayfinding strategy – temporary construction</p> <p>Prior to the erection of any signage/adverts or wayfinding, an Advertisement and Wayfinding Strategy shall be submitted to and approved by the Local Planning Authority.</p> <p>All adverts/signage wayfinding shall comply with this strategy unless benefitting from its own advertisement consent.</p> <p>Reason: To ensure an attractive urban environment free from clutter in accordance with policy D1 of the Camden Local Plan 2017 and Fortune Green and West Hampstead Neighbourhood Plan policy 2.</p>
M4	<p>Advertisement and wayfinding strategy – permanent wayfinding</p> <p>Prior to the erection of any signage/adverts or wayfinding, an Advertisement and Wayfinding Strategy shall be submitted to and approved by the Local Planning Authority.</p> <p>All adverts/signage wayfinding shall comply with this strategy unless benefitting from its own advertisement consent.</p> <p>Reason: To ensure an attractive urban environment free from clutter in accordance with policy D1 of the Camden Local Plan 2017 and Fortune Green and West Hampstead Neighbourhood Plan policy 2.</p>
M5	<p>Removal of deemed consent for advertisements on buildings</p> <p>Notwithstanding Part 2 of the Town and Country Planning (Control of Advertisements) Regulations 2007, or any provision equivalent, deemed consent for adverts on new buildings is removed.</p> <p>Reason: To ensure an attractive urban environment free from clutter in accordance with policy D1 of the Camden Local Plan 2017 and Fortune Green and West Hampstead Neighbourhood Plan policy 2.</p>

M6	<p>Enabling works</p> <p>Details of the Enabling Works, including layout, designs, and specifications shall be submitted to and approved in writing by the local planning authority before commencement of those works. All works shall be carried out in accordance with the details as approved.</p> <p>Reason: To ensure a comprehensive, sustainable and integrated development, facilitate regeneration and ensure safe and efficient access and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies A1 and T4 of the Camden Local Plan 2017.</p>
M7	<p>Major utilities infrastructure</p> <p>Details of all major utilities infrastructure (including substations and other permanent structures and excluding temporary structures) including the consent of relevant utility companies to those works, shall be submitted to and approved in writing by the local planning authority prior to any works taking place in relation to such structures. All works shall be carried out in accordance with the details as approved.</p> <p>Reason: To ensure a comprehensive, sustainable and integrated development, facilitate regeneration and ensure safe and efficient access and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies A1, CC3 and T4 of the Camden Local Plan 2017 and policy D2 and SI 5 of the London Plan.</p>
M8	<p>Noise</p> <p>Prior to commencement of above ground works for each development plot, 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 plot by plot and thereafter be permanently maintained and retained.</p> <p>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.</p>

M9	<p>Plant/extraction equipment</p> <p>No other plant or extraction equipment is permitted to be installed unless shown on the approved drawings for the detailed permission (Phase 1) or on any subsequent reserved matters approval, or unless otherwise approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
M10	<p>Approved Machinery/Plant in permanent situ</p> <p>Prior to use, machinery, plant or equipment 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 thereafter.</p> <p>Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
M11	<p>Road Traffic Noise – Internal</p> <p>Prior to commencement of above ground works of each development plot, a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that all habitable rooms exposed to external road traffic noise in excess of 55dBA L_{eq} 16 hour [free field] during the day [07.00 to 23.00 hours] or 45dBA L_{eq} 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 35dBA L_{eq} 16 hour during the day and 30dBA L_{eq} 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.</p> <p>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 thereafter be permanently retained.</p> <p>Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
M12	<p>Railway Vibration</p> <p>Prior to commencement of above ground works of each development plot a scheme has been submitted to and approved in writing by the</p>

	<p>Local Planning Authority to provide that the dwellings are designed and constructed so as to ensure that vibration dose values do not exceed $0.4\text{m/s}^{1.75}$ between 07.00 and 23.00 hours, and $0.26\text{m/s}^{1.75}$ between 23.00 and 07.00 hours, as calculated in accordance with BS 6472-1:2008, entitled “<i>Guide to Evaluation of Human Exposure to Vibration in Buildings</i>”, [1Hz to 80Hz].</p> <p>No dwelling shall be occupied until the approved anti-vibration measures have been installed to that property in accordance with the approved details. The approved measures shall be thereafter be permanently retained.</p> <p>Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
M13	<p>Separation of noise sensitive rooms in neighbouring flats</p> <p>Prior to occupation of each development plot, 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 separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development plot by plot and thereafter be permanently retained.</p> <p>Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with the requirements of policy A1 and A4 of the Camden Local Plan.</p>
M14	<p>Separation of commercial and noise sensitive premises</p> <p>Prior to occupation of each development plot details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating any commercial part(s) of the development from dwellings or other noise sensitive premises. Details shall demonstrate that the sound insulation value $D_{nT,w}$ [and $L'_{nT,w}$] is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the ‘Good’ criteria of BS8233:2014 within the dwellings/ noise sensitive premises. Approved details shall be implemented prior to occupation of the development plot by plot and thereafter be permanently retained.</p> <p>Reason: To ensure that the amenity of occupiers of the development site/ adjacent dwellings/noise sensitive premises is not adversely affected by noise in accordance with the requirements of policy A1 and</p>

	A4 of the Camden Local Plan.
M15	<p>Roof terraces</p> <p>No flat roofs within the development shall be used as terraces/amenity spaces unless marked as such on the approved plans, without the prior approval in writing of the Local Planning Authority.</p> <p>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.</p>
M16	<p>Basement Suitable qualified engineer</p> <p>Prior to the commencement of each development plot, details of a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.</p> <p>Reason: To ensure a comprehensive and sustainable development, to achieve good design and protect amenities in accordance with the assessment and conclusions of the Environmental Impact Assessment and in accordance with the requirements of policies D1, A1 and A5 of the London Borough of Camden Local Plan 2017.</p>
M17	<p>Diesel or oil back-up generators</p> <p>Prior to the relevant part of the development, details of any proposed Emergency Diesel Generator Plant and associated abatement technologies including make, model and emission details shall have been submitted to and approved in writing by the Local Planning Authority. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and emission certificates shall be from an accredited Environment Agency Monitoring Certification Scheme (MCERTS) organisation within six months following installation, and thereafter on an annual basis, verifying compliance with regulations made by the Secretary of State. The certificates shall be retained for inspection by the Local Planning Authority on request.</p> <p>Reason: To safeguard the amenity of occupants, adjoining premises and the area generally in accordance with policy A1 and CC4 of the Camden Local Plan 2017, and policy GG3 and SI1 of the London Plan 2021.</p>

<p>M18</p>	<p>Updated Air Quality information - design and mitigation</p> <p>Prior to above ground works on each development plot, a statement of conformity which identifies if the development in that plot will give rise to any deviation in the findings of the approved Air Quality Assessment shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The statement of conformity for each plot shall assess the current Air Quality baseline, including all calculations for emissions from road and railways along with air pollution design solutions, including maximising the distance of air intakes from extracts.</p> <p>If the effects in the statement of conformity are materially different to those set out in the approved Air Quality Assessment, an Addendum Air Quality Assessment (with a scheme for air pollution design solutions or mitigation measures based on the findings of the addendum) shall also be submitted to and approved by the Local Planning Authority prior to the commencement of development of that phase.</p> <p>The approved design and/or mitigation scheme shall be constructed and maintained in accordance with the approved details.</p> <p>Reason: To protect the amenity of residents in accordance with policy A1 and CC4 of the Camden Local Plan 2017, and policy GG3 and SI1 of the London Plan 2021.</p>
<p>M19</p>	<p>Air Quality dust monitoring</p> <p>No demolition, excavation, or other development shall commence on any development plot until all of the following have been complied with:</p> <p>a) Full details have been submitted to and approved in writing by the local planning authority of air quality monitors, include the location, number and specification of the monitors, and confirmation they will be installed in line with guidance in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance (SPG), and the anticipated date when they will be installed.</p> <p>b) A confirmation email shall be sent to airquality@camden.gov.uk no later than five day after the monitors have been installed in line with the approved details.</p> <p>c) The monitors shall be installed in line with the approved details, and must have been in place for at least three months prior to the commencement of works.</p> <p>The monitors shall be retained and maintained on site for the duration of the development in accordance with the approved details.</p>

	<p>Reason: To mitigate the impact of dust emissions from development on air quality in the area, and London as a whole, and to avoid irreversible and unacceptable damage to the environment, in accordance with policy A1 and CC4 of the Camden Local Plan 2017, and policy GG3 and SI1 of the London Plan 2021.</p>
M20	<p>Non road-mobile machinery (NRMM)</p> <p>No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).</p> <p>Reason: To ensure that air quality is not adversely affected by the development in accordance with policy A1 and CC4 of the Camden Local Plan 2017, and policy GG3 and SI1 of the London Plan 2021.</p>
M21	<p>London Underground</p> <p>The development hereby permitted on each development plot shall not commence until detailed design and method statements for that plot have been submitted to and approved in writing (in consultation with London Underground) by the local planning authority. The information for each plot shall include the following details:</p> <ul style="list-style-type: none"> a) The demolition, foundations, basement and ground floor structures, or any other structures below ground level; b) The superstructure; c) The use of tall plant, lifting equipment and scaffolding; d) How works accommodate the location of the existing London Underground structures; e) Demonstrate that London Underground access will not be hindered by the development in the short and long term; g) Mitigation for any potential security risk to our railway, property or structures; h) Management of ground movement arising from the construction; i) Measures to mitigate noise and vibration arising from the adjoining; and operations within the structures. <p>The development shall thereafter be carried out in accordance with the approved design and method statements, and all structures and works shall be completed in accordance with the approved details, in their entirety, before any part of the buildings is occupied.</p> <p>Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with Policy T3 of the London Plan 2021 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.</p>

M22	<p>Network Rail</p> <p>The development hereby permitted shall not be commenced on a development plot until detailed design and method statements demonstrating that there is no impact on Network Rail infrastructure have been submitted to and approved (in consultation with Network Rail) in writing by the local planning Authority.</p> <p>Reason: To ensure that the development does not impact on existing transport infrastructure, in accordance with London Plan 2021 policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.</p>
M23	<p>Piling Method Statement</p> <p>No piling shall take place until a Piling Method Statement has been submitted to and approved in writing by the local planning authority (in consultation with Thames Water and London Underground). The method statement shall include all the following details for all temporary and permanent piling:</p> <ul style="list-style-type: none"> • The depth and type of piling to be undertaken; • The methodology by which such piling will be carried out; • Measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure; • Measures to prevent and minimise the potential for damage to rail infrastructure; and • The programme for the works. <p>Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: To ensure the protection of underground sewerage utility infrastructure and management of the water environment in accordance with Camden Local Plan policy CC3.</p>
M24	<p>Thames Water</p> <p>The development shall not be occupied until confirmation for each phase has been provided that either:</p> <ol style="list-style-type: none"> 1. All surface water network upgrades required to accommodate the additional flows from the development have been completed; or- 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. <p>Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.</p> <p>Reason: To ensure the adequate provision of water infrastructure to</p>

	<p>meet the developments needs and to protect the water environment from harm in accordance with policy CC3 and A1 of the Camden Local Plan 2017 and policy D2 and SI 5 of the London Plan 2021.</p>
M25	<p>Water efficiency</p> <p>The development 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 each development plot, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policy CC3 of the Camden Local Plan 2017.</p>
M26	<p>Land Contamination Risk Assessment</p> <p>Part A: No development shall commence on any development plot until a site investigation is undertaken for that plot to which it belongs, and the findings are submitted to and approved in writing by the local planning authority. The site investigation should assess all potential risks identified by the desktop study for that plot, should build on the findings of the intrusive works referred to in the EIA Ground Conditions Chapter, should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by ground gas and vapours. All works must be carried out in compliance with the latest published Land Contamination Risk Management government guidance or superseding guidance (LCRM) and by a competent person.</p> <p>Part B: No development shall commence on any development plot until a Remediation Strategy for that plot to which it belongs is submitted to and approved in writing by the local planning authority. This strategy shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM and by a competent person.</p> <p>Part C: Within six weeks of the completion of any remediation, a verification report demonstrating that the remediation as outlined in the Remediation Strategy has been completed should be submitted to the local planning authority for approval in writing. This report shall include (but may not be limited to): details of the remediation works carried out, results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation.</p>

	<p>All works must be carried out in compliance with LCRM and by a competent person.</p> <p>Reason: To safeguard future users or occupiers of this site and the wider environment from risks associated with contaminants which may be present in the land and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors, that any work has been carried out effectively and the environmental risks have been satisfactorily managed, in accordance with policies G1, D1, A1, and DM1 of the Camden Local Plan 2017.</p>
M27	<p>Secure by Design</p> <p>Prior to above ground works, evidence that the plans can achieve secured by design accreditation must be submitted to and approved in writing (in consultation with the Designing Out Crime Officer) by the local planning authority (plot by plot basis).</p> <p>Reason: To ensure the development minimises the opportunities for crime and anti-social behaviour and ensures community safety in accordance with policy D1 and C5 of the Camden Local Plan 2017 and policy and D11 of the London Plan 2021.</p>
M28	<p>Phase-wide Lighting Strategy</p> <p>Prior to the commencement of development on each development plot hereby permitted (excluding demolition), a Phase-wide Lighting Strategy shall be submitted to and approved in writing by the local planning authority.</p> <p>The Phase-wide Lighting Strategy shall be used to inform the Detailed Lighting Strategy prepared for each development plot.</p> <p>Reason: To ensure the development minimises the opportunities for crime and anti-social behaviour, ensures community safety, creates an inclusive environment and minimises impact on biodiversity and the natural environment, in accordance with policy D1, A2, A3, C5 and C6 of the Camden Local Plan 2017 and policy D5, D8 and D11 of the London Plan 2021.</p>

Informative(s):

- 1 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.

- 2 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.

- 3 The Health and Safety Executive (HSE) states that work-related stress and poor mental health should be treated with the same significance as risks of poor physical health and injury. The Council views this as particularly pertinent to the construction industry, a predominantly male environment where the risk of suicide is around 3.5 times higher than men in general. Approximately one-third of construction workers report increased levels of anxiety every day. The Council strongly encourages developers of major construction sites to sign up to one of two construction industry led initiatives, Building Mental Health (Building Mental Health - Home) or Mates in Mind (Home Page), train a proportionate number of staff in Mental Health First Aid, and offer drop-in sessions/or spaces at construction sites for workers.

The Council will support the construction industry working in Camden with an offer of free Mental Health First Aid and other training, and information on local resources and signposting to sources of help.

- 4 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.
- 5 Your proposals will 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 Waste comments from Thames Water
Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on

the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. 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 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

The proposed development is located within 15m of our underground waste water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planningyour-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices>

Thames Water would advise that with regard to waste water network and waste water process infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

7 Water Comments (Thames Water)

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.

8 London Underground

The applicant is advised to contact London Underground Infrastructure Protection in advance of assessment of impact to London Underground assets, submission of method statement of the demolition and preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods.

9 Non-road mobile machinery

Non-road mobile machinery (NRMM) is any mobile machine or vehicle that is not solely intended for carrying passengers or goods on the road. The Emissions requirements are only applicable to NRMM that is powered by diesel, including diesel hybrids. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "<http://nrmm.london/>".

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