

Application ref: 2023/3595/P  
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Date: 8 March 2024

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

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Tibbalds Planning and Urban Design  
30 King's Bench Street  
London  
SE1 0QX  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Councils Own Permission Under Regulation 3 Granted Subject to a Section 106 Legal Agreement**

Address:  
**Heybridge Car Park**  
**Castle Road**  
**London**  
**NW1 8TD**

Proposal:  
Demolition of car park podium structure and associated works  
Drawing Nos: Site Location Plan 14041-CRH-XX-XX-FG-G-7003 - P1, 14041-CRH-XX-XX-FG-G-7002 - P3, 14041 CRH XX XX DR C 5050 P1, 14041 CRH Z1 00 DR S 0911, 14041 CRH Z1 00 DR S 0910, 14041 CRH Z1 ZZ DR S 0928, 14041 CRH Z1 ZZ DR S 0927, 14041 CRH Z1 ZZ DR S 0926, 14041 CRH Z1 ZZ DR S 0925 P1, 14041 CRH Z1 ZZ DR S 0924, 14041 CRH Z1 ZZ DR S 0923, Air Quality Technical Note (Campbell Reith dated 9/08/2023), Tree Survey (Ligna dated 23/04/2021), Planning Statement (Tibbalds 29/08/23), Geotechnical and Geo-environmental preliminary risk assessment (desk study) (Campbell Reith May 2023), Asset Location Search Water Map (Thames Water), Draft Demolition Management Plan (Sept 2023), Fire Statement (31/01/2024)

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of

three years from the date of this permission.

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

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

Site Location Plan 14041-CRH-XX-XX-FG-G-7003 - P1, 14041-CRH-XX-XX-FG-G-7002 - P3, 14041 CRH XX XX DR C 5050 P1, 14041 CRH Z1 00 DR S 0911, 14041 CRH Z1 00 DR S 0910, 14041 CRH Z1 ZZ DR S 0928, 14041 CRH Z1 ZZ DR S 0927, 14041 CRH Z1 ZZ DR S 0926, 14041 CRH Z1 ZZ DR S 0925 P1, 14041 CRH Z1 ZZ DR S 0924, 14041 CRH Z1 ZZ DR S 0923, Air Quality Technical Note (Campbell Reith dated 9/08/2023), Tree Survey (Ligna dated 23/04/2021), Planning Statement (Tibbalds 29/08/23), Geotechnical and Geo-environmental preliminary risk assessment (desk study) (Campbell Reith May 2023), Asset Location Search Water Map (Thames Water), Draft Demolition Management Plan (Sept 2023), Fire Statement (31/01/2024)

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

- 3 The demolition hereby approved shall divert 95% of 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, evidence demonstrating that this has been achieved shall be submitted to and approved by the Local Planning Authority.

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.

- 4 \*\* DMP

Prior to commencement of demolition, a Demolition Management Plan (DMP) (including provision for Air Quality Monitoring on the site) shall be submitted to and approved by the local planning authority.

The DMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing building using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition period and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community forum group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Demolition Management Plan shall at all times

remain implemented during all works of demolition.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies A1, T3 and T4 of the London Borough of Camden Local Plan 2017.

5 \*\* DMP monitoring fee

On or prior to Implementation, confirmation that the necessary measures for the provision monitoring the Demolition Management Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies A1, T3 and T4 of the London Borough of Camden Local Plan 2017.

6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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.

Informative(s):

1 Reasons for granting permission:

Planning permission is sought for the demolition of the existing car parking podium structure which is located adjacent to Heybridge block. Castle Road is located to the north, with Hadley Street to the west and Lewis Street to the south. The car park is accessed via a ramp under Heybridge block accessed from Grafton Crescent.

The area that would be demolished would be approx. 730.5sqm. It is understood that the car park is vacant and has been unused for some time. The structure has little architectural merit and could not be feasibly reused or retained. The Council is seeking to demolish the structure to make way for new housing on this site which would be brought forward as part of the Community Investment Programme's (CIP) Small Sites Programme. Self-contained housing, and in particular affordable housing, is the Council's priority land use.

As such, in line with the Council's sustainability policies, the substantial demolition can be justified in this instance. To mitigate against the impact of demolition, a condition is attached requiring 95% of waste to be diverted away from landfill.

The demolition of the structure would not harm the character and appearance of the wider streetscene. New temporary hoardings are proposed around the site during the demolition which is considered acceptable as they would not be permanent structures.

Given the scale of demolition, it is considered necessary to secure a Demolition Management Plan (DMP) secured via a shadow Section 106 legal agreement and by condition. The DMP would seek to reduce amenity harm to neighbouring occupiers and transport impacts on the local road network.

As such, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

A condition is attached requiring details outlining how the trees around the site will be protected during the works.

Mitigation measures to control air quality impacts from the demolition would be provided in the DMP.

A fire statement has been submitted and reviewed by the Health and Safety Executive who raised no objection to the works.

Two objections and one comment were received. A separate consultation summary report has been undertaken to address the points raised in these objections and comments.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, A4, CC1, CC2, T1, T4, H1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of

proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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

- 5 The matters covered by conditions marked with an \*\* are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information.

If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.

- 6 Construction related air quality impacts - Mitigation

Mitigation measures to control construction-related air quality impacts should be secured within the Demolition Management Plan (DMP) as per the standard DMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

- 7 You are advised the developer and appointed / potential contractors should take the Council's guidance on Demolition Management Plans (DMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP/DMP pro-forma; this is available on the Council's website at:

<https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the DMP obligation has been

discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of DMPs and approval by the Council.

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

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

Daniel Pope  
Chief Planning Officer