

Application ref: 2022/1363/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
Date: 1 March 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Savills  
33 Margaret Street  
Marylebone  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**1-3 Ferdinand Place**  
**London**  
**NW1 8EE**

Proposal:

Variation of condition 2 (approved plans) and removal of condition 7 (tree protection measures) to remove 2 trees and replace with 2 new trees in relation to planning permission ref 2020/2364/P dated 16/03/2022 for demolition of the existing building and the erection of a four storey building for mixed use scheme (office use on the ground floor and 9 self-contained flats above).

Drawing Nos: 3262-CB-A-DR-0001 rev P1; Letter from AD Tree Consulting; Letter from Savills dated 25/03/2022.

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 the original planning permission ref 2020/2364/P dated 16/03/2022.

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-

Existing plans: 3262-CB-A-DR-0001 rev P1; 3262-CB-A-DR-0010 rev P1; 3262-CB-A-DR-0011 rev P1; 3262-CB-A-DR-0051 rev P1; 3262-CB-A-DR-0052 rev P.

Proposed plans: 3262-CB-A-DR-1002 rev P; 3262-CB-A-DR-1001 rev P2; 3207-CB-A-DR-1010 rev P7; 3207-CB-A-DR-1011 rev P9; 3207-CB-A-DR-1012 rev P5; 3207-CB-A-DR-1013 rev P12; 3207-CB-A-DR-1014 rev P12; 3207-CB-A-DR-1015 rev P5; 3207-CB-A-DR-1051 rev P11; 3207-CB-A-DR-1052 rev P10; 3207-CB-A-DR-1053 rev P8; 3207-CB-A-DR-1054 rev P8; 3207-CB-A-DR-1073 rev P2; 3207-CB-A-DR-1056 rev C.

Supporting documents: Planning Statement prepared by Savills dated May 2020; Transport Statement prepared by Caneparo Associates dated May 2020; Energy and Sustainable statement prepared by JAW Sustainability dated 22/01/2021; Design and Access Statement Addendum prepared by Cove Burgess Architecture dated November 2020; Air Quality Assessment prepared by Air Quality Assessments Ltd dated 01/09/2020; Daylight and Sunlight Report prepared by Schroeders Begg (UK) LLP dated November 2020; Ecological Impact Assessment prepared by ECOSA dated May 2020; Acoustic Report prepared by Auricl Acoustic Consulting dated 13/05/2020; Accessible and adaptable dwellings prepared by Cove Burgess Architecture dated 10/03/2021; Construction / Demolition Management Plan Pro Forma prepared by Caneparo Associates dated 14/05/2020 rev A; Environmental Report Phase 1 prepared by Contaminated Land Solutions dated 25/02/2020; Financial Viability Assessment Report - Draft prepared by Luxgrove Capital Partners dated May 2021; Asbestos refurbishment / demolition survey prepared by Arisien; Letter from Savills dated 25/03/2022; Letter from AD Tree Consulting.

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

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

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

c) 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).

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

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

- 4 Prior to the commencement of works, a method statement including details of (removal/dismantling of the cobbled setts and granite kerb stones to Ferdinand Place including their protection during construction and any repair) shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the historic interest of the locally listed highway in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Prior to the commencement of works, excluding site setup and preparation, a strategy for salvage and appropriate reuse of demolished materials for no. 1 Ferdinand Place, mainly the white-painted relief plaques set into the walls, shall be submitted to and approved by the local planning authority.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the character and appearance of the local area in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

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

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

- 7 Prior to the occupation of the new flats, full details of screening and other measures to reduce overlooking to neighbouring occupiers at 2 Ferdinand Place and 12 Ferdinand Street from the proposed terraces (specifically from the west sides of the two 4th floor roof terraces and associated windows and the south side of the 1st floor rear balcony) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 8 The flat roofs of the new development that are not annotated as roof terraces on the plans hereby approved shall be accessed for maintenance purpose only and shall not be used as additional roof terraces.

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 2017.

- 9 Prior to first occupation of the residential units, the approved refuse and recycling storage areas shall be provided in their entirety and permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policies A1 and CC5 of the Camden Local Plan 2017.

- 10 Prior to commencement of above-ground development works, full details of the mechanical ventilation system including air-inlet locations shall be submitted to and approved by the local planning authority in writing. Air-inlet locations should be located away from busy roads and the boiler stacks and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with Policy CC4 of the London Borough of Camden Local Plan 2017.

- 11 No development shall take place until:
- a) prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;
  - b) prior to commencement, evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved unless otherwise agreed with the local planning authority in writing..

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

- 12 Prior to commencement of above-ground works, drawings (floor plans, elevations, and sections) and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

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

- 13 The gas boilers hereby approved to be fitted in the new residential development shall achieve a NOx emissions of <40 mg/m<sup>3</sup> and an energy efficiency rating >90%.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

- 14 The development hereby approved shall achieve a maximum internal water use of 110 litres person day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 15 Prior to commencement of development other than site clearance and preparation, a feasibility assessment for a hybrid blue-green roof should be submitted to the local planning authority and approved in writing. If a blue/green roof or green roof are considered feasible, details should be submitted to the local authority and approved in writing. The details shall include the following:
- a) detailed maintenance plan,
  - b) details of its construction and the materials used,
  - c) a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm, and
  - d) full planting details including species showing planting of at least 16 plugs per m<sup>2</sup>.

The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 16 Secure and covered cycle storage areas for 18 residential long-stay cycle spaces, 4 commercial long stay cycle spaces and 3 combined (residential and commercial) short-stay cycle spaces shall be provided in accordance with the approved plan 3262-CB-A-DR-1010 rev P6. The approved cycle cage within the enclosed courtyard shall include a covered roof. The approved facilities shall be provided in their entirety prior to the first occupation of any of the new units and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of

Camden Local Plan 2017.

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

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

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

Reason: To 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.

- 19 The noise level in residential rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

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.

- 20 The units B1, B2, B4, B5, B6, B7, B8 and B9 as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M4(2).

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of Policy H6 of the Camden Local Plan 2017.

- 21 The unit B3 as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M4(3).

Reason: To ensure that the wheelchair unit would be capable of providing adequate amenity and accessibility for future occupiers in accordance with Policy H6 of the Camden Local Plan 2017.

- 22 Notwithstanding the provisions of Class E of Part A of Schedule 2 of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations

2020, the ground floor unit marked 'office' on the plans hereby approved shall be only used for purposes within Class E (g) and for no other use.

Reason: To ensure that the future occupation of the building retains employment space and does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion etc in accordance with policies A1, T1 and E2 of the London Borough of Camden Local Plan 2017

- 23 Any asbestos contamination and its removal and mitigation shall be carried out in accordance with the asbestos survey by Arisien (Asbestos refurbishment / demolition survey) hereby approved. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To protect future occupiers of the development from the possible contamination arising in connection with the buildings on the site in accordance with policies A1, C1 and CC5 of the London Borough of Camden Local Plan 2017.

- 24 Prior to first occupation of the development, a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

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

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

#### Informative(s):

- 1 Reasons for granting permission:-

Planning permission was granted for a mixed use commercial and residential development (2020/2364/P) dated 16/03/2022 at 1-3 Ferdinand Place. There are 2 trees within a small piece of land within the Broomfield Estate which is Council owned land adjacent to the site to the north. Following development of the construction methodology for the development it has been found that the

retention of the trees is not possible. Permission is sought for the removal of the 2 trees.

The Council's tree officers and street trees officers have reviewed the information and have advised that the trees can be removed subject to the planting of suitable replacements. The species type, size, and location of the replacement trees as well as the associated costs will be required to be undertaken in discussion with the Council's street tree team. The s106 legal agreement that was secured as part of the original planning permission will be required to be varied through a deed of variation and the new head of term added to secure the planting of two replacement trees.

The full impact of the scheme has already been assessed during the determination of the permitted scheme, and it is considered that the amendments would have a no material effect in terms of impact on character and appearance of the host building or the surrounding streetscene.

No objections were received during the consultation period. 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 H1, H4, H6, H7, C5, C6, E1, E2, A1, A2, A3, A4, CC1, CC2, CC3, CC4, CC5, D1, D2, T1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer