

Application ref: 2022/3430/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Email: Nora-Andreea.Constantinescu@camden.gov.uk  
Date: 26 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)

Peacock + Smith  
Peacock + Smith Ltd  
8 Baltic Street East  
Clerkenwell  
EC1Y 0UP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**12 West End Lane  
London  
Camden  
NW6 4NX**

Proposal:

Conversion of former Bird in Hand Public House (Class Use Sui-Generis) and associated flat to provide 1 no dwellinghouse, and erection of five storey block to the rear to provide 9 self-contained flats, with associated landscaping, plant, refuse, cycle storage, gate facing West End Lane (all Class Use C3).

Drawing Nos: Existing:

2019-008\_PL1000; 2019-008\_PL1010 Revision A; 2019-008\_PL100 Revision A; 2019-008\_PL1100; 2019-008\_PL1101; 2019-008\_PL1103; 2019-008\_PL1104; 2019-008\_PL1200; 2019-008\_PL1201; 2019-008\_PL1230;

Proposed:

2019-008\_PL2010 Revision B; 2019-008\_PL2101 Revision B; 2019-008\_PL2102 Revision B; 2019-008\_PL2103 Revision C; 2019-008\_PL2104 Revision B; 2019-008\_PL2105 Revision B; 2019-008\_PL2106 Revision B; 2019-008\_PL2200 Revision B; 2019-008\_PL2201 Revision A; 2019-008\_PL2211 Revision A; 2019-008\_PL2220 Revision A; 2019-008\_PL2221 Revision A; 2019-008\_PL7000 Rev A;

Documents:

Daylight and Sunlight Report by Robinsons dated 22 April 2022; Design and Access Statement August 2022 by Metashape Architects; Cover letter 9 August 2022 by Peacock+Smith; Flood Risk and Sustainable Drainage Strategy June 2022, Technical Note November 2022, Technical Note February 2023 by Water Environment Limited

dated; Externals Spaces Concept Plan, Planting Palette, Green/Blue Roof, 1001 Landscape General Arrangement, 1002 Soft Landscape Proposals by Sudio 413 Landscape Architecture; Construction Management Plan by London Building Company May 2022; Transport Statement by vectos. KK4 Ltd July 2022; Travel plan statement by vectos. KK4 Ltd July 2022; Fire Safety Design Strategy Issue 1.3 by Paul Molloy, August 2022; Viability Assessment dated 28 July 2022, letter dated 20 March 2023 (appendix 1-4), by Douglas Birt Consulting; Heath Impact Assessment Matrix dated August 2022; Planning Statement August 2022 by Peacock + Smith; Statement of community involvement dated August 2022 by Peacock+Smith; Energy Assessment dated 09/06/2022 by eight associates; Sustainability Statement dated 09/06/2022 by eight associates; Air Quality Assessment dated 09/06/2022 by eight associates; Archaeological Desk Based Assessment June 2022 by HCUK Group; Basement Impact assessment Phase I Desktop study report January 2022, Phase II Environmental Report February 2022, Geotechnical Assessments February 2022 by Herts & Essex Site Investigations.

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:

Existing:

2019-008\_PL1000; 2019-008\_PL1010 Revision A; 2019-008\_PL100 Revision A; 2019-008\_PL1100; 2019-008\_PL1101; 2019-008\_PL1103; 2019-008\_PL1104; 2019-008\_PL1200; 2019-008\_PL1201; 2019-008\_PL1230;

Proposed:

2019-008\_PL2010 Revision B; 2019-008\_PL2101 Revision B; 2019-008\_PL2102 Revision B; 2019-008\_PL2103 Revision C; 2019-008\_PL2104 Revision B; 2019-008\_PL2105 Revision B; 2019-008\_PL2106 Revision B; 2019-008\_PL2200 Revision B; 2019-008\_PL2201 Revision A; 2019-008\_PL2211 Revision A; 2019-008\_PL2220 Revision A; 2019-008\_PL2221 Revision A; 2019-008\_PL7000 Rev A;

Documents:

Daylight and Sunlight Report by Robinsons dated 22 April 2022; Design and Access Statement August 2022 by Metashape Architects; Cover letter 9 August 2022 by Peacock+Smith; Flood Risk and Sustainable Drainage Strategy June 2022, Technical Note November 2022, Technical Note February 2023 by Water Environment Limited dated; Externals Spaces Concept Plan, Planting Palette, Green/Blue Roof, 1001 Landscape General Arrangement, 1002 Soft Landscape Proposals by Sudio 413 Landscape Architecture; Construction Management Plan by London Building Company May 2022;

Transport Statement by vectos. KK4 Ltd July 2022; Travel plan statement by vectos. KK4 Ltd July 2022; Fire Safety Design Strategy Issue 1.3 by Paul Molloy, August 2022; Viability Assessment dated 28 July 2022, letter dated 20 March 2023 (appendix 1-4), by Douglas Birt Consulting; Heath Impact Assessment Matrix dated August 2022; Planning Statement August 2022 by Peacock + Smith; Statement of community involvement dated August 2022 by Peacock+Smith; Energy Assessment dated 09/06/2022 by eight associates; Sustainability Statement dated 09/06/2022 by eight associates; Air Quality Assessment dated 09/06/2022 by eight associates; Archaeological Desk Based Assessment June 2022 by HCUK Group; Basement Impact assessment Phase I Desktop study report January 2022, Phase II Environmental Report February 2022, Geotechnical Assessments February 2022 by Herts & Essex Site Investigations.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 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 typical windows (including jambs, head and cill), ventilation grills;
  - b) Details including sections at 1:10 of new balcony balustrades and gates;
  - c) Samples and manufacturer's details of all new facing materials;
  - d) A sample of all brickwork shall be erected on-site and approved by the Council before the relevant part of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must be constructed at 1:1 scale and be no less than 1sqm in size and should demonstrate the proposed colour, texture, mortar and bond of the brickwork and include a sample of the special bricks and patterns.
  - e) Details including sections 1:10 of privacy screens to balconies.

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.

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 and safeguard the amenity of neighbouring occupiers in accordance with the requirements of policy D1 and policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Air quality monitoring should be implemented on site. No development shall take place until:
- a. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be 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 works in accordance with the details thus approved.

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 Policies.

- 6 Prior to commencement of above-ground development, 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/ CHP stack or any other emission sources 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 London Borough of Camden Local Plan Policy CC4 and London Plan policy SI 1.

- 7 Prior to commencement of above ground works, details, drawings and data sheets showing the location, Seasonal Performance Factor of at least 2.5 and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

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

- 8 Prior to commencement of above ground works, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access

arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

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

9 Green/blue roof

Prior to commencement of above-ground development, full details in respect of the blue/green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. Details of the blue/green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the blue/green roof, as well as details of the maintenance programme for blue/green roof, and details of the irrigation system. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC1, CC2, CC3, CC4 and D1 of the London Borough of Camden Local Plan policies.

10 Prior to above ground development a Flood Risk Emergency Plan should be prepared in accordance with the aims and objectives of the ADEPT/Environment Agency Flood Risk Emergency Plans for New Development guidance and submitted to the Local Planning Authority and approved in writing.

Reason: To protect the occupants in the event of a flood in accordance with policy CC3 of the London Borough of Camden Local Plan.

11 Prior to commencement of the development, full details of the sustainable drainage system shall demonstrate a drained site discharge rate of no more than 2l/s approved by the Local Planning Authority and shall be submitted to and approved in writing by the local planning authority. The sustainable drainage system shall include sufficient blue roof storage capacity and permeable paving, and should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, or on any part of the entire development site for up to and including a 1:30 year storm. An up to date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided including:

- The proposed SuDS or drainage measures including storage capacities and results of infiltration testing
- The proposed surface water discharge rates or volumes and confirmation of flow control measures
- Details on the number and location of control and discharge points

Systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

- 12 Prior to occupation, evidence that the SUDs system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

- 13 Before the development commences, details of secure and covered cycle storage area for 22 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 14 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, A4 of the London Borough of Camden Local Plan 2017.

- 15 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or prior to the occupation for the permitted use of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable

period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 of the London Borough of Camden Local Plan 2017.

- 16 No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be near underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

- 17 Prior to commencement of the development, 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 typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS 4142:2014 "Methods for rating and assessing industrial and commercial sound" 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 and thereafter be permanently retained.

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

- 18 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.

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 Prior to first occupation, a scheme of sound insulation works to the floor/ceiling and any party wall structure between separate dwellings shall be implemented in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

## 20 Sustainability Statement Compliance

The development hereby approved shall be constructed in accordance with the approved energy strategy Sustainability Statement by eight associated dated 08/06/2022 to achieve overall carbon reduction targets for total reductions of at least 68.5%, and those at the be lean (at least 18.8%) and be green (at least 49.7%) stages, as set out in the energy strategy, or to exceed these values where possible. Prior to occupation a verification report with evidence demonstrating the approved measures have been implemented shall be produced and retained for the duration of the development and made available to the local planning authority upon request.

Reason: To ensure the development contributes to minimising the effects of and can adapt to a changing climate in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan.

## 21 Adaptable housing (Part M4(2)) and Wheelchair adaptable housing (Part M4(3))

Prior to the commencement of development (other than works of demolition or excavation), details shall be submitted identifying the Wheelchair adaptable unit and demonstrating compliance with Part M4(3) of the Building Regulations. The unit identified shall thereafter be constructed to comply with Part M4(3) of the Building Regulations.

All other residential units hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.

Reason: To secure appropriate access for disabled people, older people and others with mobility constraints in accordance with policies H6 and C6 of the Camden Local Plan 2017.

## 22 The development hereby approved shall achieve a maximum water use of 110litres/person/day. The dwelling/s 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.

## 23 Archaeology

No demolition or excavation (other than exploratory excavation) shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. No development, demolition, or excavation shall take place other than in accordance with the agreed WSI. The WSI shall include:

A. The programme and methodology of site and building investigation and recording, and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent



analysis, publication & dissemination, public engagement, and deposition of resulting material.

The post investigation analysis, publication & dissemination, public engagement, and deposition of resulting material shall be undertaken in accordance with the programme set out in the WSI.

Reason: Development must not commence before this condition is discharged to safeguard the heritage of the borough by ensuring that any archaeological remains on site are adequately recorded, in accordance with policy D2 of the Camden Local Plan 2017 and Policy HC1 of the London Plan.

## 24 Fire Strategy

The proposed development shall be built, managed and operated in accordance with the Fire Strategy Design Strategy Issue 1.3 by Adena Fire Safety Services Ltd dated August 2022 unless otherwise required through Building Regulations requirements.

Reason: In order to provide a safe and secure development in accordance with Policy D12 of the London Plan 2021.

### Informative(s):

- 1 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).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for

more advice.

- 4 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 5 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.
- 6 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.
- 7 The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guideline for Archaeological Projects in Greater London.
- 8 Historic England's Guidelines for Archaeological Projects in Greater London provides advice on popular interpretation and presentation options.
- 9 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.
- 10 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.

- 11 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.

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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer