

Drawing Nos: Supporting documents: Developers Statement (British Land) October 2016; Design and Access Statement (Vol. 1, 1TS, Arup Associates; and Vol. 2, SA, Matthew Lloyd Architects) October 2016; Housing Study (Arup Associates) October 2016; Townscape, Heritage & Visual Impact Assessment (Tavernor Consultancy) October 2016; Heritage Statement (KM Heritage) October 2016; Landscape Masterplan (5th Studio and Andy Sturgeon Design) October 2016; Planning Statement (DP9) March 2017; Statement of Community Involvement (HardHat) October 2016; Transport Assessment (Arup) October 2016; Energy Statement (Arup and Thornton Reynolds) October 2016; Sustainability Statement (Arup and Eight Associates) October 2016; Daylight & Sunlight Study (GIA) October 2016; Overshadowing Study (GIA) October 2016; Internal Daylight Study (GIA) October 2016; Air Quality Assessment (Arup) October 2016; Arboricultural Assessment (Thomson Ecology) October 2016; Surface Water Drainage Proforma (Arup) dated December 2016; Construction Management Plan (Lendlease) dated October 2016; Socio-Economic Assessment (Quod) dated October 2016; Financial Viability Assessment (DS2) dated October 2016; Crime Impact Assessment (QCIC) dated 20/12/2016; Energy and Sustainability Consultation Response (Arup) dated 10 January 2017; BRUKL Output (refurbishment) 04 Jan 2017; BRUKL Output (extension) 04 Jan 2017; Noise Assessment (Arup) dated December 2016; Air Quality Assessment Addendum (Arup) dated 9 December 2016; Independent Viability Review (BPS) dated 16th January 2016; Equalities Statement (Quod) dated January 2017; Letter from DP9 dated 30 January 2017; Letter from GIA dated 06/01/2017; Letter from GIA dated 28/02/2017; St Anne's Design Note: Overlooking (Matthew Lloyd Architects) January 2017; Summary of St Anne's Church (SAC) Information (DP9) dated February 2017; Letter from Gerald Eve dated 13 March 2017; Effect on St Mary Magdalene Church (KM Heritage)

Existing drawings (1TS): 246868-A_A_XX_: XX_DR_AX_91040; XX_DR_AX_91020; B1_DR_AX_10010; GF_DR_AX_10020; 01_DR_AX_10030; ZZ_DR_AX_10041; 05_DR_AX_10070; 06_DR_AX_10080; 07_DR_AX_10090; XX_DR_AX_10510; XX_DR_AX_10520; XX_DR_AX_10530; XX_DR_AX_10540; XX_DR_AX_10610

Proposed drawings (1TS): 246868-A_A_XX_: XX_DR_AX_91030 P01; B1_DR_AX_30010 P01; GF_DR_AX_30020 P01; 01_DR_AX_30030 P01; ZZ_DR_AX_30041 P01; 06_DR_AX_30080 P01; ZZ_DR_AX_30091 P01; 09_DR_AX_30110 P01; 10_DR_AX_30120 P01; 246868-A_A_XX_XX_DR_AX_: 30510 P01; 30520 P01; 30530 P01; 30540 P01; 30610 P01; 30620 P01; 36701 P01; 36702 P01; 36703 P01; 36704 P01;

Existing drawings (SAC): SA: 100; 101; 102; 150; 151;152

Proposed drawings (SAC) SA: 200; 201; 202; 206; 207; 209; 250; 251; 252; 253; 254; 255;

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Executive Director Supporting Communities

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 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.

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

Existing drawings (1TS): 246868-A_A_XX_ : XX_DR_AX_91040; XX_DR_AX_91020; B1_DR_AX_10010; GF_DR_AX_10020; 01_DR_AX_10030; ZZ_DR_AX_10041; 05_DR_AX_10070; 06_DR_AX_10080; 07_DR_AX_10090; XX_DR_AX_10510; XX_DR_AX_10520; XX_DR_AX_10530; XX_DR_AX_10540; XX_DR_AX_10610

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Existing drawings (SAC): SA: 100; 101; 102; 150; 151;152

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Supporting documents: Developers Statement (British Land) October 2016; Design and Access Statement (Vol. 1, 1TS, Arup Associates; and Vol. 2, SA, Matthew Lloyd Architects) October 2016; Housing Study (Arup Associates) October 2016; Townscape, Heritage & Visual Impact Assessment (Tavernor Consultancy) October 2016; Heritage Statement (KM Heritage) October 2016; Landscape Masterplan (5th Studio and Andy Sturgeon Design) October 2016; Planning Statement (DP9) March 2017; Statement of Community Involvement (HardHat) October 2016; Transport Assessment (Arup) October 2016; Energy Statement (Arup and Thornton Reynolds) October 2016; Sustainability Statement (Arup and Eight Associates) October 2016; Daylight & Sunlight Study (GIA) October 2016; Overshadowing Study (GIA) October 2016; Internal Daylight Study (GIA) October 2016; Air Quality Assessment (Arup) October 2016; Arboricultural Assessment (Thomson Ecology) October 2016; Surface Water Drainage Proforma (Arup) dated December 2016; Construction Management Plan (Lendlease) dated October 2016; Socio-Economic Assessment (Quod) dated October 2016; Financial Viability Assessment (DS2) dated October 2016; Crime Impact Assessment (QCIC) dated 20/12/2016; Energy and Sustainability Consultation Response (Arup) dated 10 January 2017; BRUKL Output (refurbishment) 04 Jan 2017; BRUKL Output (extension) 04 Jan 2017; Noise Assessment (Arup) dated December 2016; Air Quality Assessment Addendum (Arup) dated 9 December 2016; Independent Viability Review (BPS) dated 16th January 2016; Equalities Statement (Quod) dated January 2017; Letter from DP9 dated 30 January 2017; Letter from GIA dated 06/01/2017; Letter from GIA dated 28/02/2017; St Anne's Design Note: Overlooking (Matthew Lloyd Architects) January 2017; Summary of St Anne's Church (SAC) Information (DP9) dated February 2017; Letter from Gerald Eve dated 13 March 2017; Effect on St Mary Magdalene Church (KM Heritage)

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

- 4 No impact piling until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, 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 water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CC3 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:
- a) planting for biodiversity and habitat features, as outlined in the Sustainability Assessment hereby approved;
 - b) details of any proposed earthworks including grading, mounding and other changes in ground levels;
 - c) details of 6th floor terrace and playspace.
 - d) details of Longford Street landscaping

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

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 6 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 any phase of the development whichever is the sooner. Any trees or areas of planting 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 and D1 of the London Borough of Camden Local Plan 2017.

- 7 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 Council 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.

- 8 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates for St Anne's residential block;
 - b) Plan, elevation and section drawings 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).
 - d) Plan, elevation and section drawings of interfaces with the adjacent façade types for 1 Triton Square at a scale of 1:10.

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.

- 9 A 2m by 2m sample panel of the facing brickwork for the St Anne's residential block demonstrating the proposed colour, texture, face-bond and pointing 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.

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.

- 10 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 10dB(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.

- 11 Before the use commences, the 9th floor plant at 1 Triton Square shall be provided with an acoustic screen and the generator at St Anne's residential block shall be provided with sound attenuation; all plant shall have anti-vibration measures, all measures shall be in accordance with the noise report prepared by Arup dated 7 December 2016 hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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.

- 12 At least 28 days before development commences:
- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and
 - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reporting and Management of Significant Additional Contamination

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies C1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

13 Sustainable urban drainage:

A) Prior to commencement of the development, full details of the sustainable drainage system including:

- o Rainwater harvesting
- o Landscaping on Longford Place
- o Brown roofs (on Triton cores) and biodiverse green roof (on St Anne's)
- o 280m³ attenuation tank with pumped flow control

shall be submitted to and approved in writing by the local planning authority. Such a system 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, and shall demonstrate a maximum run-off rate of 35 l/s. Details shall include a lifetime maintenance plan.

B) Prior to occupation of the development, evidence that the sustainable drainage system has been implemented in accordance with the approved details shall be submitted to the Local 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 CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

14 Living roof:

Prior to commencement of development full details of biodiverse, substrate-based extensive living roofs shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m². The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CC1, CC2, CC3, CC4, D1, and A3 of the London Borough of Camden Local Plan 2017.

15 Bird and bat boxes:

Details of bird and bat nesting boxes or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Features should be integrated into the fabric of the buildings, unless otherwise agreed by the Local Planning Authority. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained.

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 2016 (Consolidated with Alterations Since 2011) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

16 Air Quality Monitoring:

Air quality monitoring shall be implemented on site. No development shall take place until 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 and have been in place for 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

17 Mechanical Ventilation:

Prior to commencement of development (excluding demolition and site preparation 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 stack 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 future occupiers and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

18 Air Quality Neutral:

Prior to commencement of development (excluding demolition and site preparation works), full details of the boiler plant and confirmation that the plant meets the Mayor's air quality neutral requirements and meets the NOx emissions limit of 40mg/kWh shall be submitted to and approved by the local planning authority in writing.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

19 Before the development commences, details of secure and covered cycle storage area for 532 cycles in 1 Triton Square and 49 cycles in the public realm 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.

20 Solar PV:

Prior to commencement, detailed plans showing the location and extent of photovoltaic cells 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. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 21 Units 1.2, 1.3, 2.1-2.3, 3.1-3.3, 4.1-4.3, 5.1-5.3, 6.1, 6.2, 7.1, 7.2, 8.1 and 8.2 as indicated in the Design and Access Statement hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

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 London Borough of Camden Local Plan 2017.

- 22 Units 0.1 & 1.1, as indicated in the Design and Access Statement hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy H6 of the London Borough of Camden Local Plan 2017.

- 23 Before the development commences, details of secure and covered cycle storage area for 44 cycles in the St Anne's residential block 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.

- 24 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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

- 25 The use of the terrace at first floor level adjoining 1 Laxton Place shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained 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.

- 26 Before the commencement of development of the residential building, details of the location, design and method of waste storage and removal including recycled materials for the proposed residential building, 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 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL and Camden's CIL charging schedules and the information given on the plans the charge is likely to be £907,000 (18,140sqm x £50) for Mayoral CIL and £1,000,025 (15,711sqm x £25 and 2,429sqm x £250) for Camden's CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

- 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 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 6 You are advised that **Section 44 of the Deregulation Act 2015** [which amended the Greater London Council (**General Powers**) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 7 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.
- 9 Active bird nests are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended) which states that it is an offence to disturb, damage or destroy the nest of any wild bird while that nest be in use or being built. Active nests are highly likely to be present within the site during peak nesting season, considered by Natural England as between 1 March and 31 July. It should be noted that active nests are afforded legal protection at all times and can be encountered throughout a nesting season which may extend between mid February and October depending on bird species and weather conditions. Nesting habitats which includes trees, shrubs, climbing plants, grounds flora, buildings and other structures may be cleared at any time of year where survey (undertaken by a suitably experienced person) can establish active nests are absent. For further information contact Natural England on 0845 600 3078.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION

THE THIRD SCHEDULE

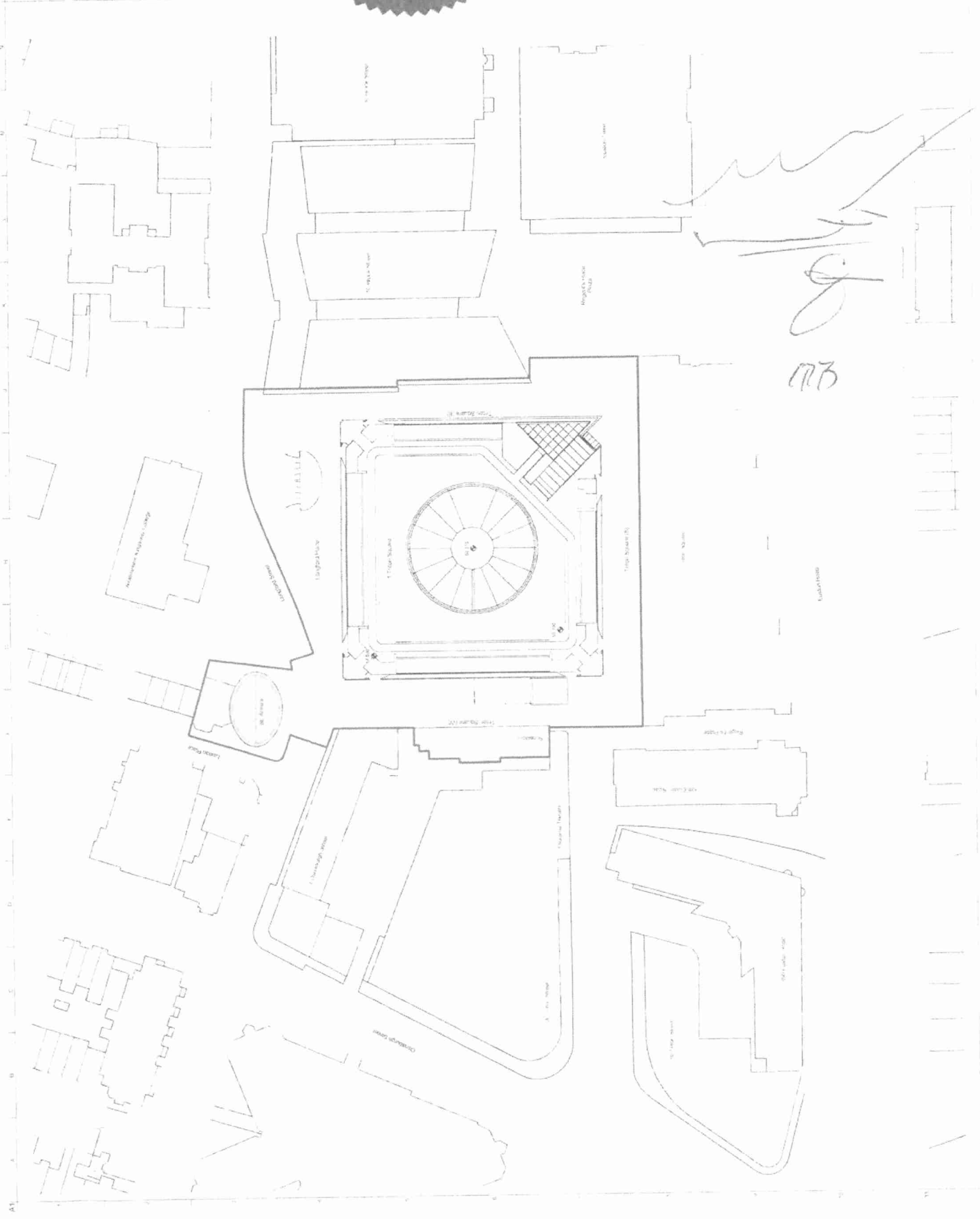
PLAN OF THE PROPERTY

FOR INFORMATION ONLY
 Safety, Health and Environmental Information
 in addition to the information normally associated with
 a floor plan, this drawing contains information on the
 location of asbestos-containing materials (ACM) and lead
 based paint (LBP) in the building.
 • If a suspected lead-based paint is found, it should be tested
 and if necessary, removed in accordance with the relevant
 regulations.
 • Where applicable, lead-based paint work has been
 highlighted in this drawing in yellow.



British Land Property Management Limited
 1 Triton Square and St. Anne's

1 Triton Square
 St. Anne's
 E16 2RQ
 London
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THE FOURTH SCHEDULE

LOCAL PROCUREMENT CODE

1. INTRODUCTION

The use of local procurement agreements is a useful tool in helping the Council to improve economic prosperity and diversity in the local area which is a key aim of the Camden Community Strategy and the Local Development Framework (adopted November 2010). The sourcing of goods and services locally will also help to achieve a more sustainable pattern of land use and reduce the need to travel. The use of section 106 Agreements attached to the grant of planning permission will be used as a mechanism to secure appropriate levels of local procurement of goods and services.

A fuller explanation of the policy background and the justification for the use of local procurement agreements and when they will be required is contained with Sections 32 and 33 of the Camden Planning Guidance (adopted December 2006) which can be viewed on the Council's web site. This document is in line with the objectives of other organizations such as the London Development Agency and Government Office for London.

The purpose of this code is to maximise the opportunities available to Local Businesses in Camden from larger property developments taking place in Camden both during and after the construction phase. The local procurement code describes how the Owner in partnership with Camden Labour Market & Economy Service will ensure that Local Businesses benefit directly from the opportunities arising from both the Construction Phase of the Development and the end use of the Property.

The requirements of the local procurement code apply to the Owner, main contractor and subcontractors appointed by them as well as tenants subsequently occupying the building. The code is designed to support Owner s and contractors in fulfilling their commitments to the planning agreements by clarifying what is required from the outset. Although the wording is emphatic, Camden Labour Market & Economy Service seeks to work in partnership with contractors to assist them in meeting specifications and in finding suitable local companies. They will provide a regularly updated pre-screened directory of local companies in construction, fitting-out and furnishing trades in support of local procurement agreements.

2) MAIN REQUIREMENTS OF THE CODE

A) CONSTRUCTION.

We will request that the Owner meets with London Borough of Camden's Labour Market & Economy Service's Local Procurement Team ("the Local Procurement Team") at least 1 month in advance of tendering contracts to clarify how the local procurement code will work and the co-operation required from the Owner, main contractor and subcontractors.

The Council will seek to ensure that the Owner inserts the following clauses in the tender documentation issued to the main contractor:

2.1 **Actions & Responsibilities of Main Contractor**

1. The main contractor will provide the Local Procurement Team with information on the estimated timing of their procurement programme and a schedule of works packages to be let ("the Procurement Schedule") and to provide updates of the Procurement Schedule as and when it is updated or revised.
2. The main contractor will work with the Local Procurement Team to: include local companies on their tender lists wherever possible and to aim to achieve the procurement of construction contracts and goods and services from companies and organisations based in Camden towards a target of 10% of the total value of the construction contract.
3. The main contractor is required to provide regular monitoring information to the Local Procurement Team every six to eight weeks during the construction phase, via e-mail, phone, fax or liaison meeting providing details of:
 - all local companies which are sent a tender enquiry or a tender invitation detailing the date and the works package or items concerned;
 - the outcome of all works packages tendered, where there is a local company on the tender list, stating whether the local company was unsuccessful, successful or declined to tender and the contract value in the case of a contract being awarded to a local company.

- All local wholesalers and building materials suppliers which are asked to provide prices and the value of any purchases of materials and other wholesaler supplies procured.

(The Local Procurement Team can provide a pro forma local procurement log to assist in the monitoring process)

Full contact details of all subcontractors appointed (whether local or from elsewhere)

4. The main contractor should include a written statement in the tender documentation sent out to sub-contractors informing them of their s106 requirement obligations as set out in section 2.2 below and ensure cooperation is agreed as a prerequisite to accepting sub contract tenders
5. The main contractor should provide an opportunity for the Local Procurement Team to brief subcontractors on the requirements of the Local Procurement code.
6. The main contractor will identify any actions that are required in order to overcome known barriers to Local Businesses to accessing their supply chain in respect of the Construction Phase.

2.2 Actions and Responsibilities of Sub-Contractors

1. All sub-contractors appointed will be required to work with the Local Procurement Team and to aim to achieve the procurement of construction goods and services from companies and organisations based in Camden towards a target of 10% of the total value of their construction sub-contract. (A regularly updated sub-directory of local suppliers will be supplied to subcontractors by the Local Procurement Team).
2. All subcontractors are required to provide regular monitoring information either to the main contractor or directly to the Local Procurement Team every six to eight weeks during the construction phase, via e-mail, phone, fax or liaison meeting providing details of:
 - All local wholesalers and building materials suppliers which are asked to provide prices and the value of any subsequent purchases of materials and other wholesaler supplies procured.

- All local companies which are sent a tender enquiry or a tender invitation detailing the date and the works package concerned and the outcome of all sub-contracts tendered.

B. POST CONSTRUCTION: FITTING OUT BY TENANTS AND FACILITIES MANAGEMENT

Fitting out by tenants

Where the tenants of a development are responsible for fitting out the building(s), we will require the Owner s to inform them that they also fall under the provisions of this Agreement on local procurement and provide guidance in writing to their tenants setting out the above clauses contained in section 2 above, which will apply to them as the Owner, their main contractor and subcontractors.

Facilities Management

The Owner and their agents shall provide opportunities for local businesses to bid/tender for the provision of facilities management services and other post construction supply of goods and services.

The Council will assist the Owner, occupier and their contractors in identifying suitable local companies to bid for facilities management contracts and to source local goods and services.

THE FIFTH SCHEDULE

THE TRAVEL PLAN

PART I: Components of the Travel Plan

The Travel Plan will be a basis for promoting sustainable travel to and from the Property.

The National Planning Policy Framework states that... *"All developments which generate significant amounts of movement should be required to provide a Travel Plan."*

For further advice on developing a Travel Plan see the Transport for London's travel plan guidance website:

<http://www.tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans>

The Owner will implement the Travel Plan where appropriate in partnership with the Council and/or with public transport operators.

In drawing up the Travel Plan ("the Plan) the Owner shall ensure that provisions relating to the following matters are contained within the Plan: -

1. **Public Transport and walking**
 - a. Review the public transport needs of occupiers and visitors and consider potential park and ride type services or shuttle-type services for occupiers, or suggest further enhancements to the scheduled London Bus network
 - b. Provide in-house public transport information and ensure that this is regularly updated (both Transport for London and National Rail travel information is available from their respective websites: www.tfl.gov.uk/ www.nationalrail.co.uk/)
 - c. Consider provision of interest-free annual season ticket/travelcard loans for travel on buses, the underground, trains and trams for any commercial occupiers of the Development
 - d. Encourage walking through the provision of information on the best pedestrian routes to and from the Property for occupiers and visitors

2. **Taxis and Minicabs**

Consideration must be given to the provision and management of Taxi access to the Property

3. Traffic Restraint

The Plan must seek to reduce the volume and impact of vehicles generated by the Development

4. On-Street Parking Controls

The plan should aim to contain the transport impacts of the site (including parking, loading and unloading) to within the curtilage of the site and reduce the impact of the site on surrounding on-street parking.

5. Parking and Travel

A review of occupier's travel should have the principal aim of reducing non-essential single occupant driver trips to the site and increasing the proportion of trips undertaken by bicycle and on foot. With regards to car travel and car parking, this should include:

- a. a review and/ or development of criteria to reduce car allowances and include measures to limit the use of car parking and permits in and around the Property.
- b. a review of any on-site parking charges
- c. consideration and/or review of pool vehicles for work related trips including more environmentally friendly vehicles and alternative forms of transport for some trips.
- d. consider the use of partial homeworking/teleworking/teleconferencing where feasible and appropriate

6. Traffic Management

An assessment must be made of the impacts of the proposed car park access changes on existing internal congested traffic flows and seek further enhancements to internal traffic flow to better manage congestion

7. Cycling

The following cycle measures must be provided in sufficient quantity in line with annual travel surveys to be subsequently carried out:

- a. secure and well-lit workplace cycle parking

Consideration shall also be given to providing the following, especially in commercial developments:

- b. changing and showering facilities
- c. cycle allowance for work-related journeys
- d. cycle and equipment loans and insurance
- e. cycle repair facilities
- f. cycle pool for work-related journeys
- g. a Bicycle Users Group (BUG) to progress cyclists issues on site
- h. work with the Council to improve cycle routes to/from the Property

8. Facilities for Goods Movement and Servicing

A Servicing Management Plan for the site must seek to:

- a. identify the number and type of servicing vehicles required for the Property;
- b. Limit the size of vehicle where a larger vehicle will create servicing conflicts;
- c. Manage the timing of deliveries to avoid conflict with other servicing vehicles, conflict with loading or parking restrictions in the area or conflict with heavy pedestrian or traffic flows
- d. encourage suppliers and delivery contractors to use alternatively-fuelled vehicles (such as electric and LPG vehicles and cycles) – organisations can apply to the Energy Saving Trust (www.est.org.uk) for alternatively- fuelled vehicle grants

PART II: Review and Monitoring of the Travel Plan

The Owner shall ensure that the Plan contains arrangements for the review and monitoring of the Travel Plan and that this is carried out on an ongoing basis and at least in years one, three and five following occupation and including an initial survey undertaken three months following the Occupation Date. These arrangements will deal with the matters set out below establishing firm timescales for the taking of each step, specific targets to be adopted for the measuring of the effectiveness of each measure and a reporting mechanism to the Council. It is acknowledged that it will be appropriate to amend the Travel Plan by agreement in the light of developing circumstances.

1. Review the Property's Transport Accessibility

The first stage will be to review the Property's accessibility by all modes. An accessibility report will be produced and this will form the basis for the next stages.

2. **Consultation with occupiers**

This will involve meeting occupiers of the Property to promote the concept of a Travel Plan. The meetings will seek to identify a common set of objectives for encouraging walking, cycling and public transport usage combined with reducing reliance on the private car.

3. **User Consultation and Travel Surveys**

This stage will be based around consultation. It will be extremely important to secure the support of occupiers and users of the Development if the Plan is to succeed. This stage will include occupier and user travel surveys to examine the use of existing modes of travel, attitudes towards sustainable modes of transport and the most effective measures to promote sustainable transport for commuting journeys and business journeys. The Owner will consult with the Council at this stage.

4. **Implementation**

Stages 1 to 3 will provide the base information for the review of the Travel Plan.

5. **Monitor and Review**

The Travel Plan will secure an ongoing process of continuous improvement. Each version of the Travel Plan shall set out a mechanism of next steps to be tackled in line with results collated from the surveys and shall also set out a mechanism for reporting back to the Council on an annual basis on how effectively the Travel Plan is being in maximising the use of sustainable transport.

THE SIXTH SCHEDULE

BUSINESS SUPPORT AND COMMUNITY USE REQUIREMENTS

A plan setting out mechanisms governing the management and operation of the Community Affordable Workspace. Such plan could include some or all of the objectives below:

1. A vetting process to ensure that users of the Community Affordable Workspace demonstrate a positive intent to develop their businesses and to work in a cooperative way with other users of the Community Affordable Workspace;
2. Three months' free use of the Community Affordable Workspace for Local Residents and Local Businesses, subject to the vetting process described above;
3. Vacancies advertised exclusively through WEP, the Council's Economic Development Local Procurement Team (or any successor department), or any other relevant local organisation (to be agreed by the Council) for a period of no less than one week before being promoted more widely;
4. Provision for training, mentoring, networking and employment support for Local Residents and Local Businesses, such measures may include working with the following local education and business partnerships;
 - a. Westminster Kingsway College;
 - b. Euston Town BID;
 - c. Regent's Place Management and British Land;
 - d. Regent's Place Community Fund Partners; and
 - e. Knowledge Quarter;
5. Local access to the CAW including but not limited to
 - a. Free access for schools, colleges, youth and community groups located within the London Borough of Camden to take advantage of opportunities in the tech and creative sectors, such as targeted work experience placements or outreach events;
 - b. Use of the Community Affordable Workspace for community outreach schemes such as:
 - i. "influencing the influencer" events with parents, guardians and teachers to promote digital skills; and
 - ii. engaging community and youth sector partners
6. Formation of a Training and Employment Steering Group (the "Steering Group") led by the CAW Provider and the Owner which shall seek to identify local training and

employment needs and opportunities, including basic digital literacy and more highly specific technical skills, such as coding, working collaboratively with the Council and key local stakeholders.

7. The Steering Group and the Council shall use Reasonable Endeavours to identify opportunities for the use of the Training and Employment (End User) Contribution to provide funding towards the costs incurred in the implementation of the Business Support and Community Use Requirements and maximise the value to local business and residents in accordance with the Council's grant funding processes.
8. The Steering Group shall use Reasonable Endeavours to identify opportunities for match funding to further enhance these opportunities with partners such as Digital Skills for London or Local Enterprise Partnership for London (LEAP).

THE SEVENTH SCHEDULE

Residential Element

Notes

1. All not made from this drawing
2. Survey indicate only
3. Proposals are subject to all relevant surveys
4. Drawing to be read in conjunction with relevant specifications
5. Drawing to be read in conjunction with relevant specifications

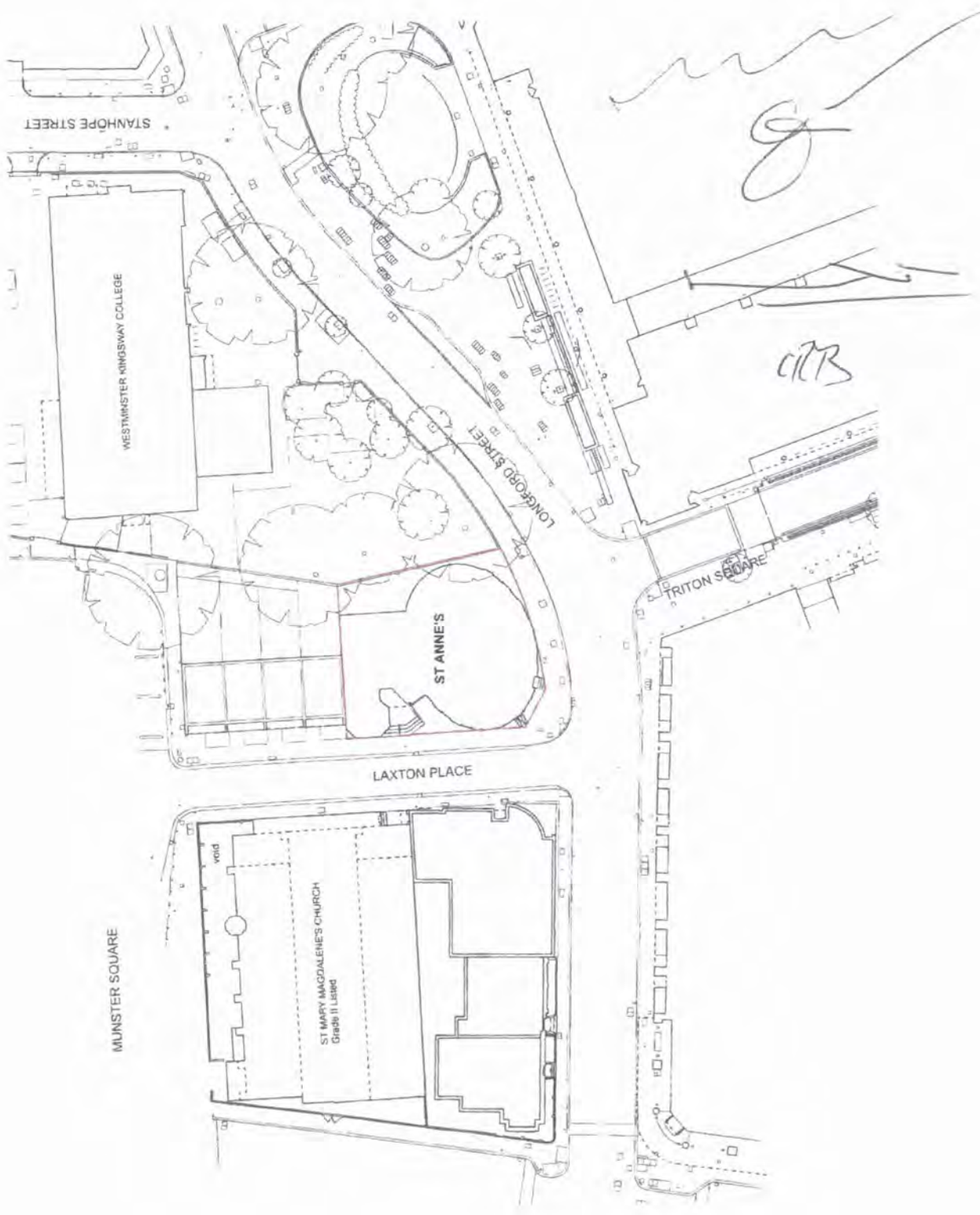


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Client
 British Land Property
 Management Limited

PLANNING

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|-------------------------------|----------------------|-----------|
| Date: | Issue: | Drawn by: |
| OCT 17 | 1,500/WAS/1,250/0/A1 | PP |
| Project: | | |
| 1 Triton Square and St Anne's | | |
| Drawing title: | | |
| ST ANNE'S | | |
| SITE BOUNDARY PLAN | | |
| Reference: | Scale: | Sheet: |
| SA | 005 | |



THE EIGHTH SCHEDULE

Wheelchair Fully-adapted Units



LAXTON PLACE

LONGFORD STREET

P4

Notes:

1. do not scale from this drawing
2. survey inhouse only
3. proposals are subject to utility surveys
4. proposals are subject to planning and relevant consultant's information
5. drawing to be read in conjunction with relevant specifications



--- Site boundary

M(3) wheelchair user dwelling

**MARK-UP: 17/07/17
AD M4(3) Wheelchair User
Dwellings indicated**

References:

1:10 (see P13)



Matthew Lloyd Architects LLP

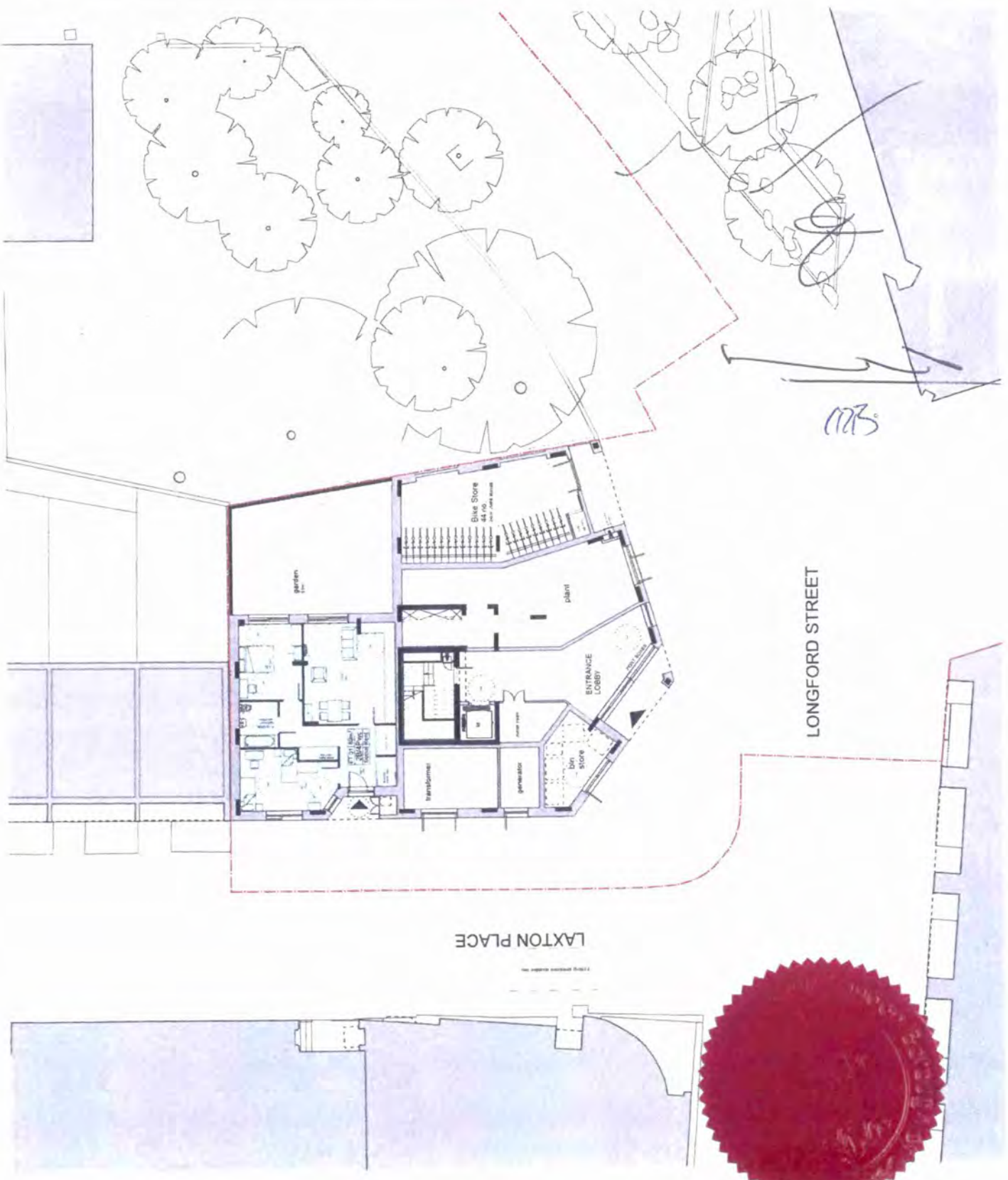
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Client: British Land Property Management Limited

PLANNING

Date: SEP 16
Scale: 1:200 @ A3 / 1:100 @ A1
Drawing No: ST. ANNE'S
Project: 1 Triton Square and St Anne's

Reference: SA
Drawing No: 201
Rev: -



Notes:

1. do not scale from this drawing
2. survey evidence only
3. dimensions are to be used in conjunction with relevant
4. drawings to be used in conjunction with relevant
5. drawing to be read in conjunction with relevant specifications



M4(3) wheelchair user dwelling

MARK-UP 17/07/17
AD M4(3) Wheelchair User
Dwellings Indicated



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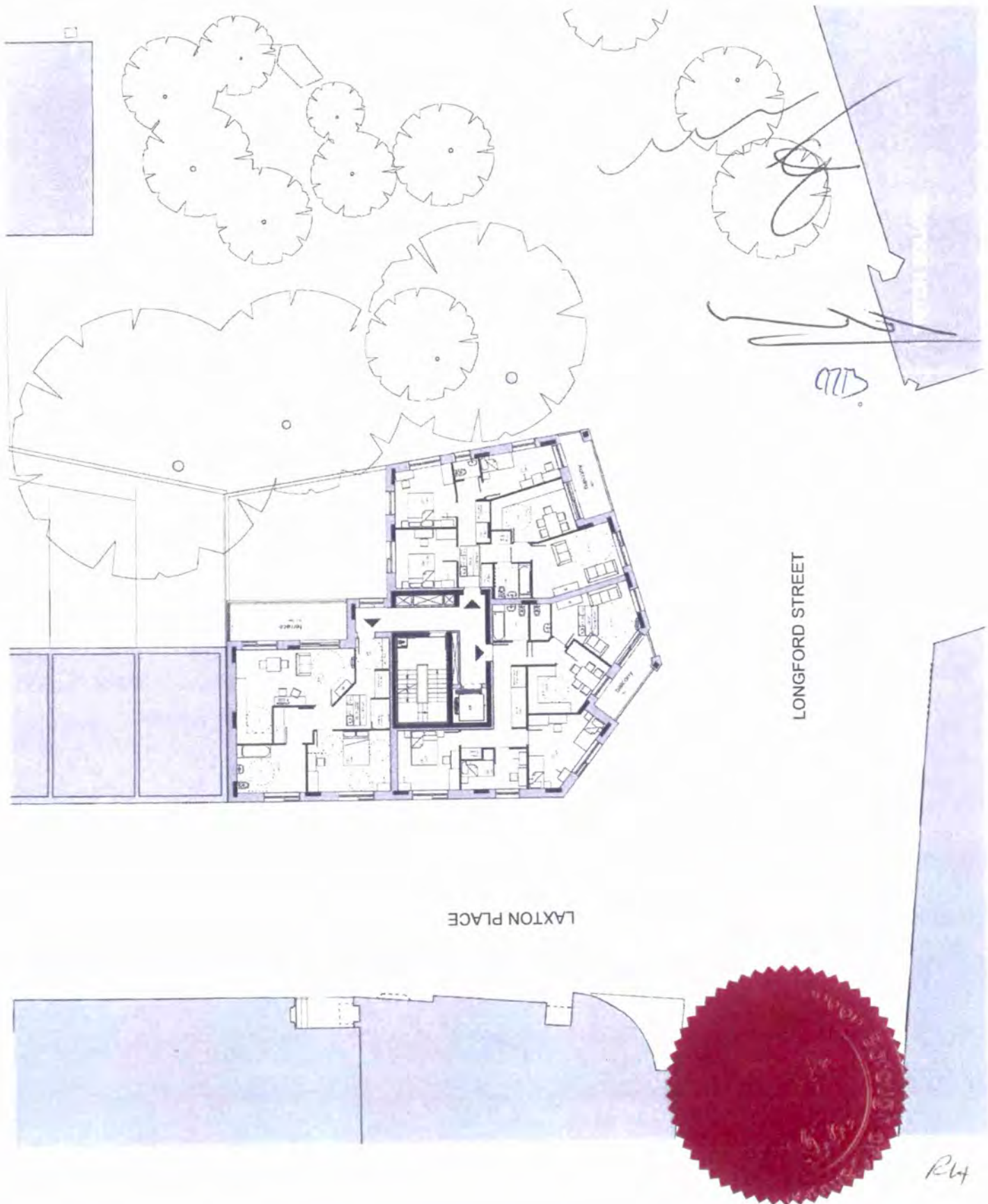
Client:
 British Land Property Management Limited

PLANNING

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| Date: | 12/09/16 | Drawn by: | BM |
| Scale: | 1:200 (PA3) / 1:100 (RA1) | | |
| Project: | 1 Triton Square and St Anne's | | |
| Drawing title: | ST ANNE'S PROPOSED GROUND FLOOR PLAN | | |
| Reference: | Reg. No. | Area | |
| SA | 200 | | |

THE NINTH SCHEDULE

Affordable Housing Units



Notes:

1. do not scale from this drawing
2. all dimensions are to be taken from the drawings
3. proceeds are subject to utilities surveys
4. drawings to be used in conjunction with relevant consultant's information
5. drawings to be read in conjunction with relevant specifications



Site boundary

A.1 - 15.08.17 - service and fit references shown on plans



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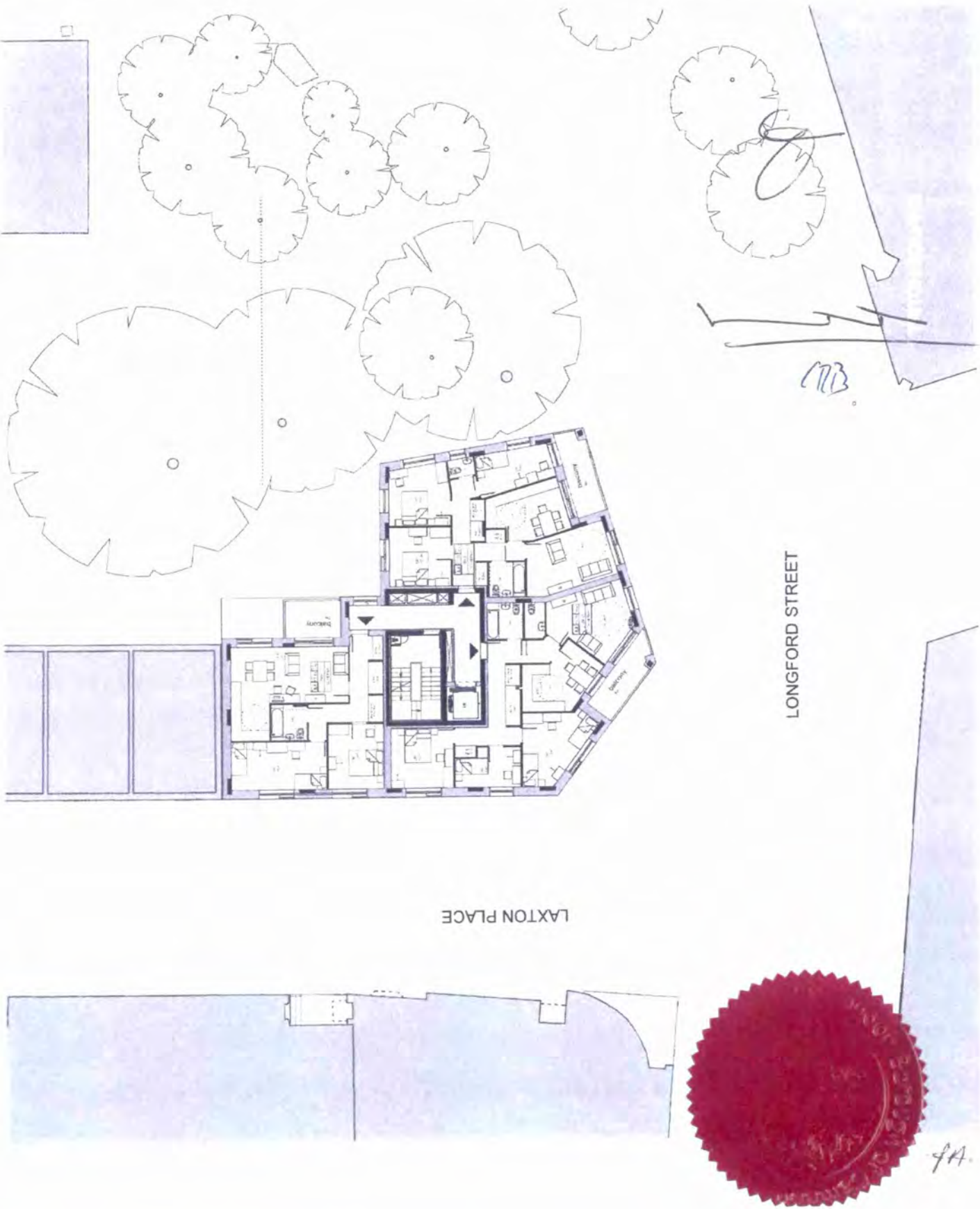
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| Project | | |
| 1 Triton Square and St Anne's | | |
| Client's Ref | | |
| ST. ANNE'S | | |
| PROPOSED FIRST FLOOR PLAN | | |
| Reference | Draw No. | Rev. |
| SA | 201 | A |

LAXTON PLACE

LONGFORD STREET

R64



Notes:

1. do not scale from this drawing
2. survey indicative only
3. refer to all utility surveys
4. drawings to be read in conjunction with relevant consultant's information
5. drawings to be read in conjunction with relevant specifications



A-18-08-17 - issues and the references shown on plans



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PLANNING

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| Project | | |
| 1 Triton Square and St Anne's | | |
| Drawing No. | | |
| ST ANNES PROPOSED 2nd FLOOR PLAN | | |
| Reference | Drawn No. | Issue |
| SA | 202 | A |

Notes:

- 1. do not scale from this drawing
- 2. dimensions are subject to site surveys
- 3. proposals are subject to utility surveys
- 4. drawing to be read in conjunction with relevant consultant's information
- 5. drawings to be read in conjunction with relevant specifications



Site Plan (P13)

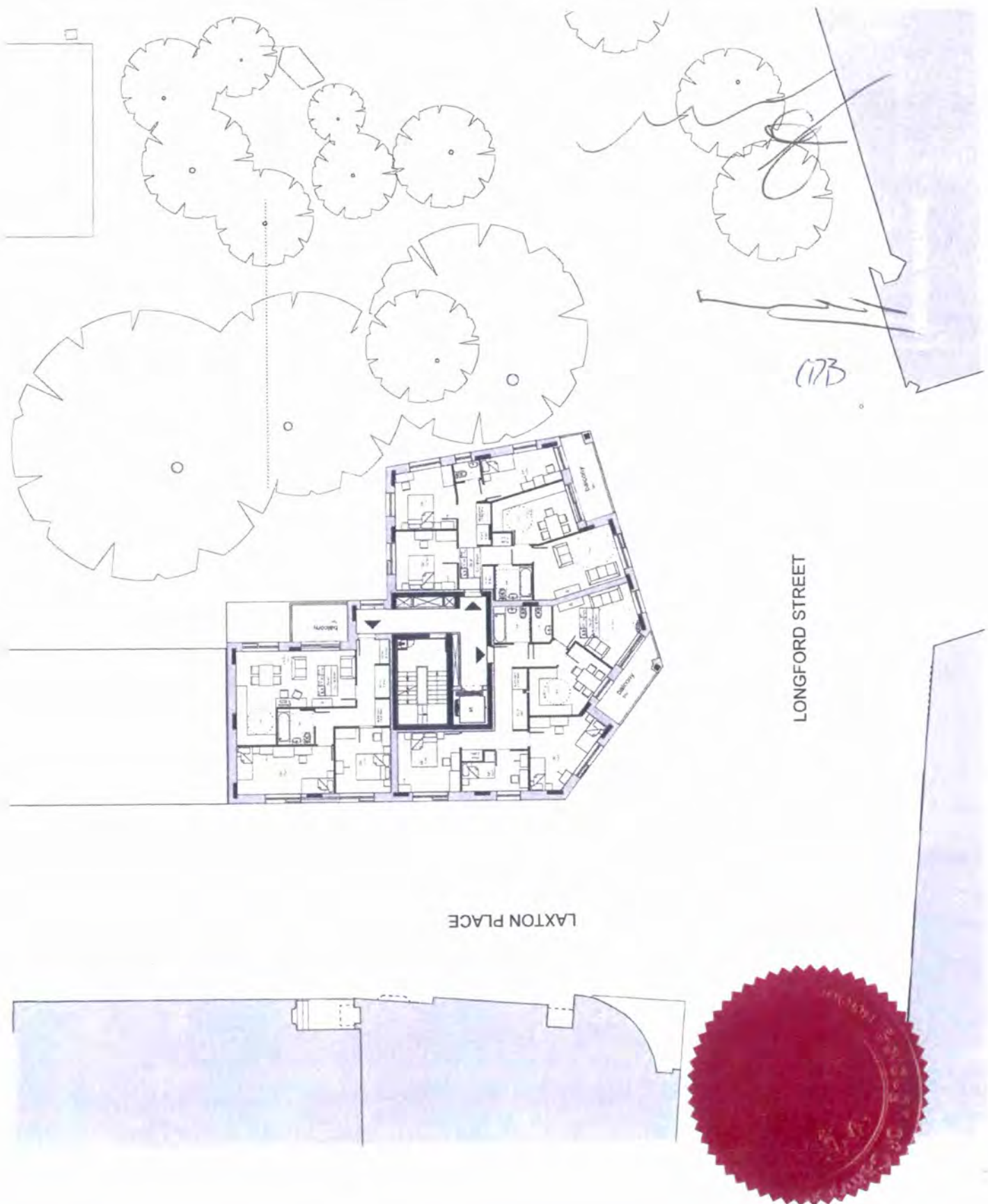


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PLANNING

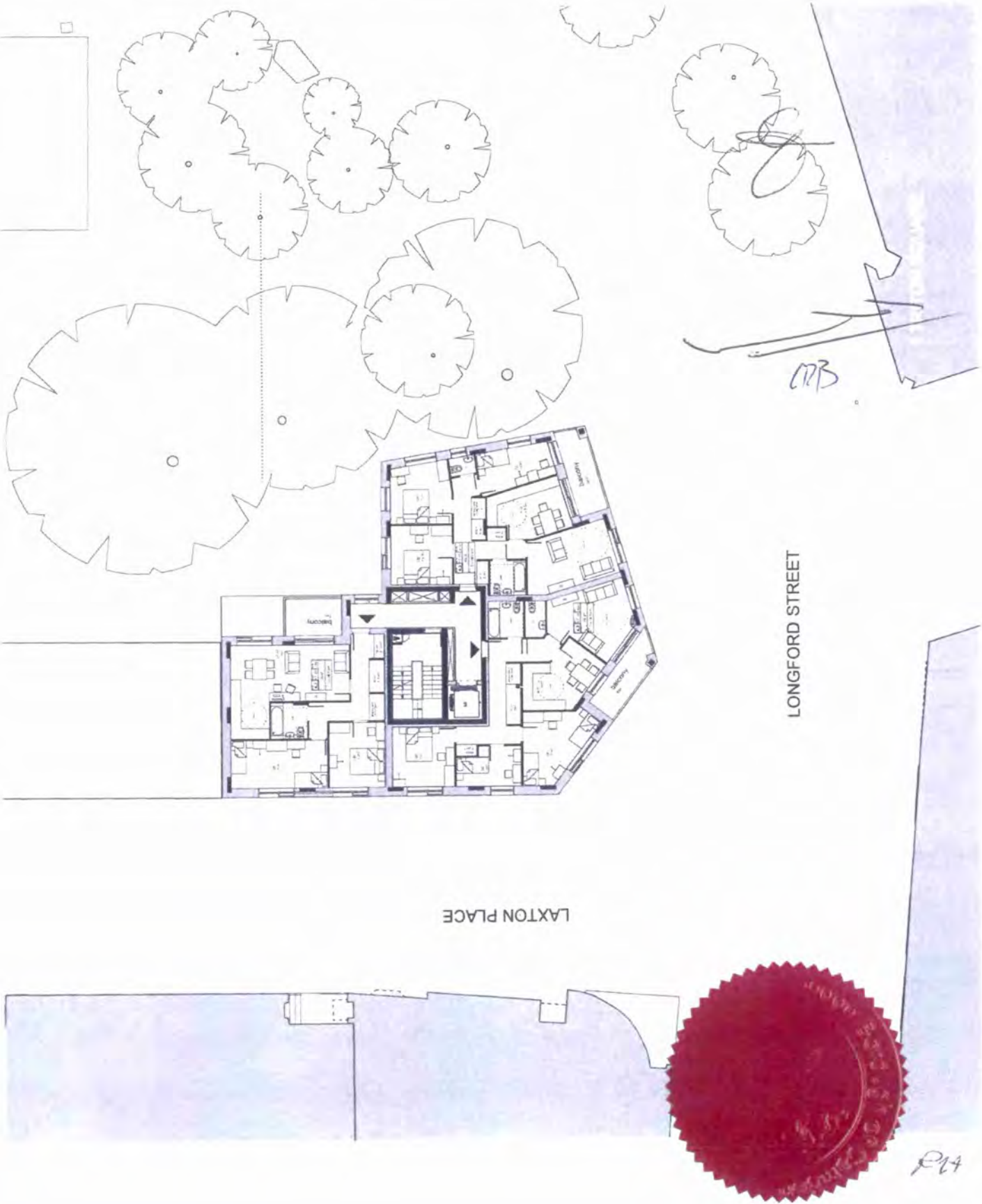
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| Client | ST. ANNE'S PROPOSED 3rd FLOOR PLAN | | |
| Reference | 173 | Page No. | 203 |



LAXTON PLACE

LONGFORD STREET





Notes:

1. do not scale from this drawing
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3. drawings to be read in conjunction with relevant consultant's information
4. drawing to be read in conjunction with relevant specifications

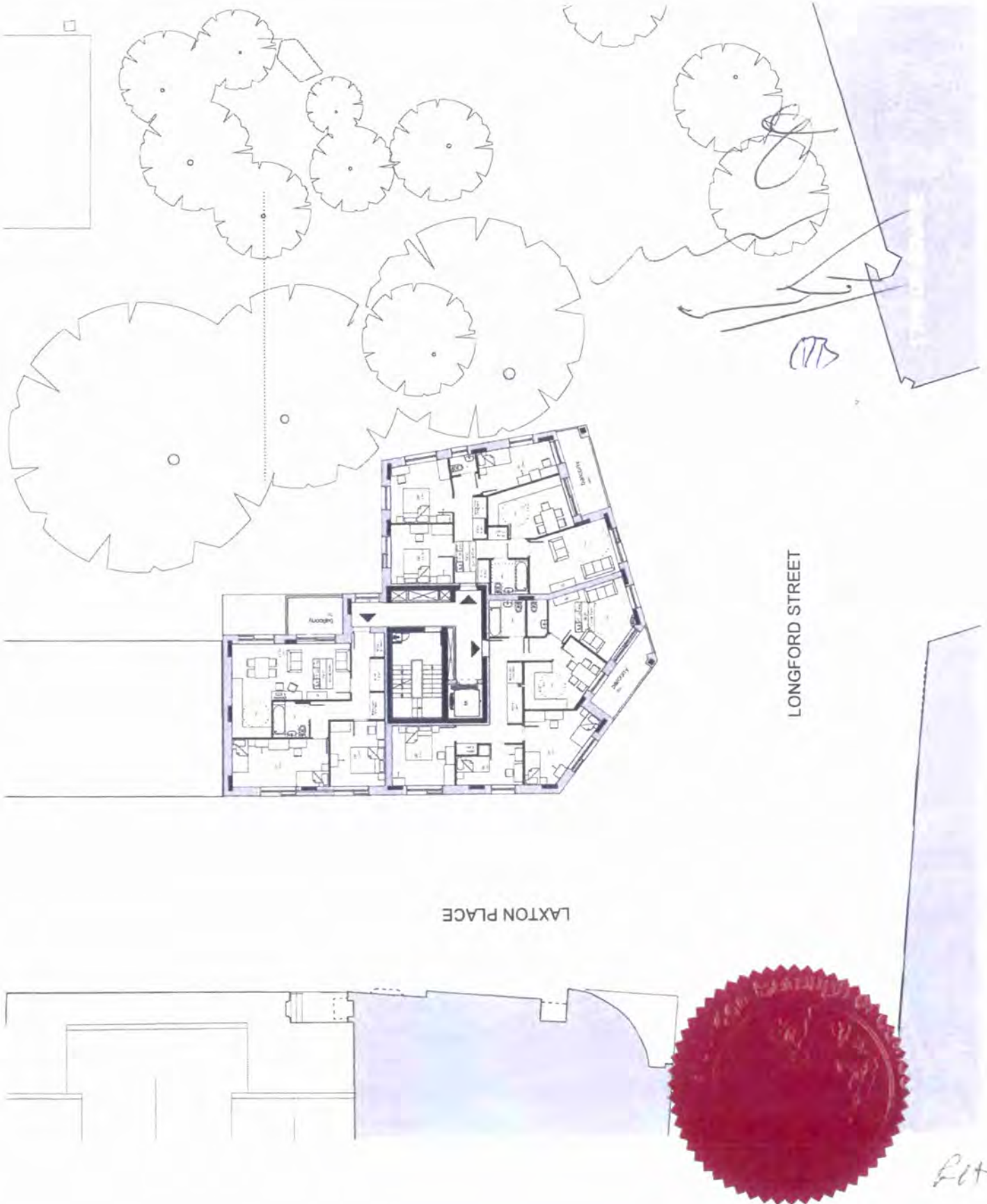


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| Drawn by | BMPP |
| Project | 1 Triton Square and St Anne's |
| Client | ST. ANNE'S |
| Proposed | PROPOSED 4th FLOOR PLAN |
| Reference | SA |
| Draw No | 204 |
| Rev | - |

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Notes:

1. do not scale from this drawing
2. survey indicative only
3. proposals are subject to utility surveys
4. drawings are for information only and are not to be used for construction without the consultant's information
5. drawing to be read in conjunction with relevant specifications



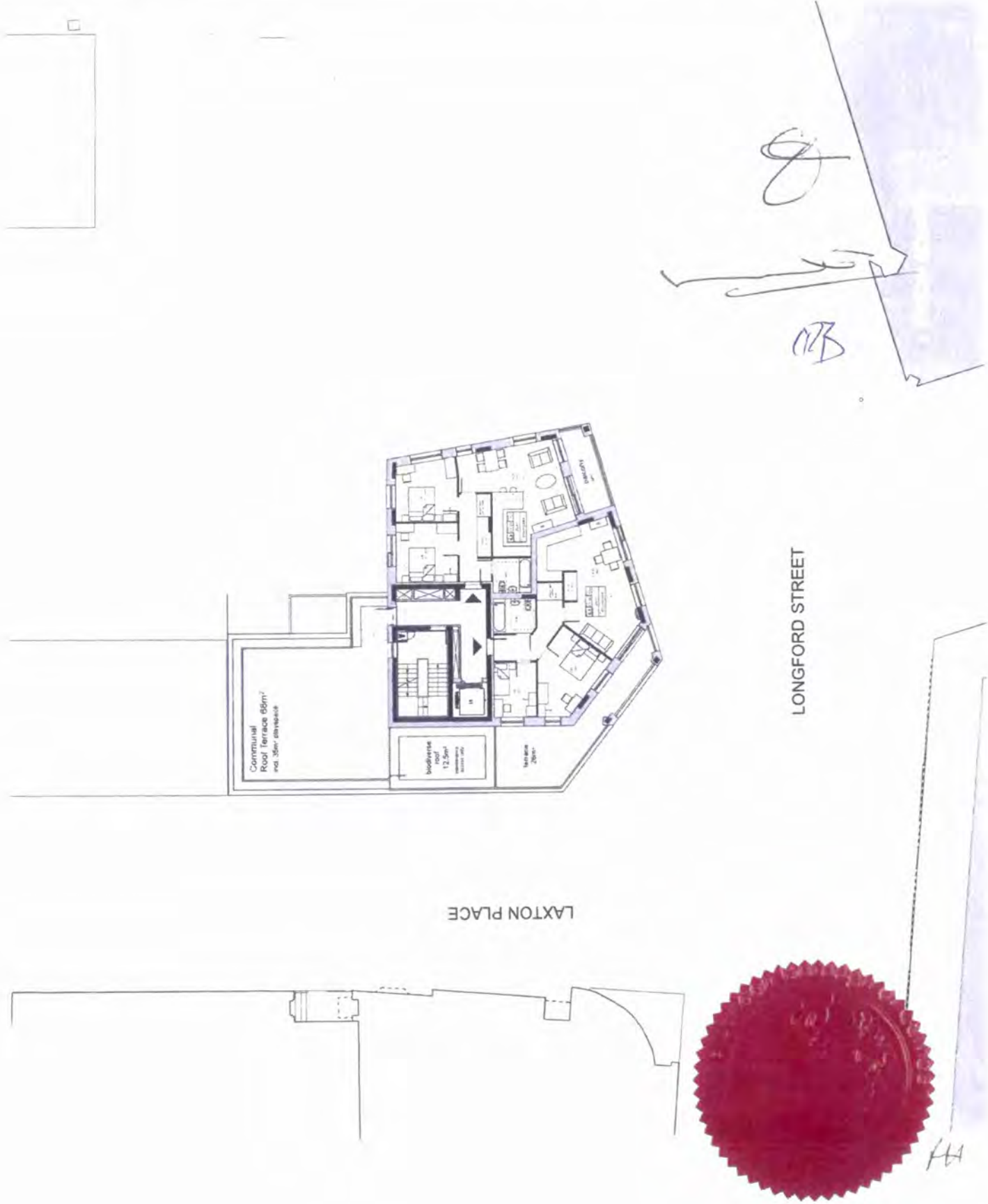
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| PROPOSED 5th FLOOR PLAN | | |
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| SA | 205 | - |

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Notes:

1. do not scale from this drawing
2. survey indicative only
3. proposed works to address building
4. drawing to be read in conjunction with relevant consultant's information
5. drawing to be read in conjunction with relevant specifications



A - 18.08.17 - Issues and fix references shown on plans



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| SA | 206 | A |



LAXTON PLACE

LONGFORD STREET



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NOTES

1. do not scale from this drawing
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5. drawing to be read in conjunction with relevant specifications

A - 18/06/17 - Issues and fix references shown on plans

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| Project | | |
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| Drawing title | | |
| ST. ANNES PROPOSED 7th FLOOR PLAN | | |
| Author | Drawn by | Rev. |
| SA | 207 | A |



LAXTON PLACE

LONGFORD STREET



R41

NOTE:

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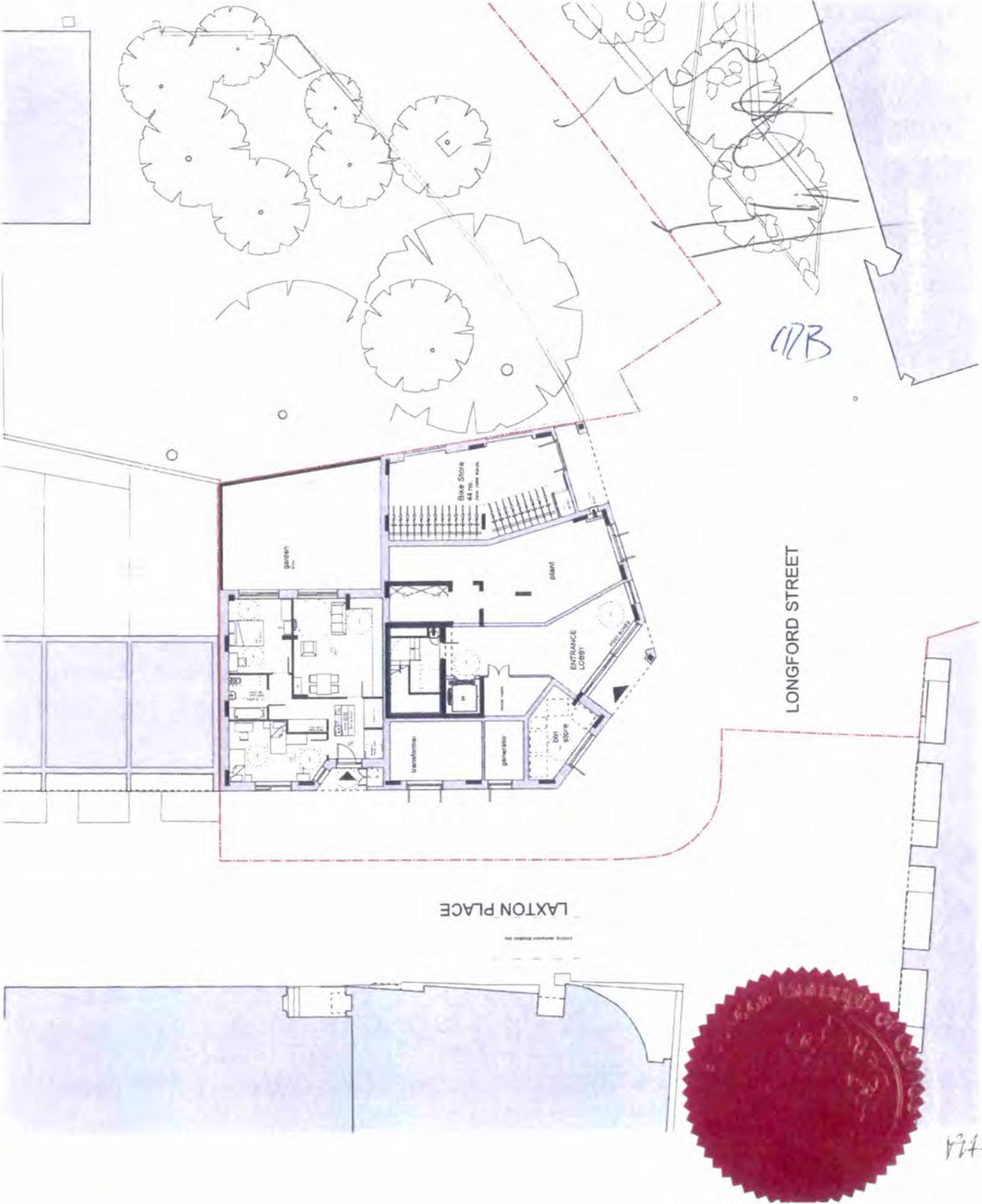


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| Drawn by | ST. ANNES | |
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| Reference | Comp No | Rev |
| SA | 208 | - |



NOTES:

1. do not scale from this drawing
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3. proposals are subject to utilities surveys
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5. drawing to be read in conjunction with relevant specifications



--- Site boundary

A - 15.05.17 - Issues and Ref references shown on plans

See Plan 01/15



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| Drawn At | ST ANNES PROPOSED GROUND FLOOR PLAN | | | | |
| Reference | SA | Comp No | 200 | Rev | A |

TENTH SCHEDULE

Housing Priority Matrix



Intermediate housing priority matrix

| Priority | Status | Decision making | | |
|-----------------|--|---|--|---|
| | | —————→ | | |
| 1 st | Camden social housing tenant | If two or more applicants then points on the HNR will decide priority | If two or more applicants have the same points, income thresholds will apply | If still same, first to register an interest will have priority |
| 2 nd | Camden resident on Housing Needs Register | As above | As above | As above |
| 3 rd | Any other Camden resident | If two or more applicants, income thresholds will apply | If still same, first to register an interest will have priority | |
| 4 th | Non Camden resident who has worked in the borough for the preceding six months | If two or more applicants, income thresholds will apply | If still same, length of time working in the borough will have priority | If still same, first to register an interest will have priority |

April 2016. Intermediate Housing strategy.

THE ELEVENTH SCHEDULE

Occupational Leases

| Parties | Part of the Property | Date of Lease | Lease End Date |
|--|--|----------------------|-----------------------|
| 1 & 4 & 7 Triton Limited (1) and Crisis UK (2) | Retail Unit No 1, Ground Floor | 5 April 2017 | 28 February 2018 |
| 1 & 4 & 7 Triton Limited (1) Playgate (Regents Place) Limited (2) and The Health Club Collection Limited (3) | Part Ground Floor and Basement | 12 October 2016 | 28 February 2018 |
| 1 & 4 & 7 Triton Limited (1) and Atos IT Services UK Limited (2) | Part Ground Floor and Part Basement (including 3 car parking spaces) and Fifth Floor | 21 September 2016 | 28 February 2018 |
| 1 & 4 & 7 Triton Limited (1) and New Diorama (2) | First Floor | 31 March 2017 | 28 February 2018 |
| 1 & 4 & 7 Triton Limited (1) Costain Limited (2) and Skanska Construction UK Limited (3) | Second Floor | 17 February 2017 | 25 December 2018 |
| 1 & 4 & 7 Triton Limited (1) and London and Capital Group Limited (2) | Part Third Floor and Part Basement | 13 October 2017 | 28 February 2018 |
| 1 & 4 & 7 Triton Limited (1) and Touchstone Group PLC (2) | Part Third Floor | 6 October 2016 | 28 February 2018 |
| 1 & 4 & 7 Triton Limited (1) Costain Limited (2) and Skanska Construction UK Limited (3) | Part Third Floor | 17 February 2017 | 25 December 2018 |

DATED 21 NOVEMBER 2017

(1) REGENT'S PLACE MANAGEMENT COMPANY LIMITED

and

(2) CHESTER LIMITED

and

(3) 1 & 4 & 7 TRITON LIMITED

and

(4) DENTSU AEGIS NETWORK LTD

and

(5) THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN

A G R E E M E N T
relating to land known as

1 Triton Square & St Anne's Church Laxton Place
London
NW1 3DX

pursuant to

Section 106 of the Town and Country Planning Act 1990 (as amended) and
Section 16 of the Greater London Council (General Powers) Act 1974 and
Section 111 of the Local Government Act 1972 and
Section 1(1) of the Localism Act 2011 and
Section 278 of the Highways Act 1980

Andrew Maughan
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CLS/PK/1800.41 (final)