

Application ref: 2020/3801/P
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Date: 14 May 2021

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Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N 8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Godwin and Crowndale Estate
London
NW1 1PA

Proposal:

Erection of 10 x 3-storey terraced family-sized houses (10 x 4 bed) (Class C3).

Drawing Nos: Existing plans:

001, 003.

Proposed plans:

100 A, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 118, 121, 200, 300, 301.

Documents:

Covering letter (Iceni) 20 August 20, Arboricultural Survey and Impact Assessment (Arbeco) 24/04/2019, Draft Construction Management Plan Rev 0.1 - 20/08/20, Design, Access and Landscaping Statement (Surface to Air) August 2020, Energy Strategy (Iceni) August 2020, Explosive Ordnance Threat Assessment (Planit) 28/03/16, Phase II Geotechnical and Geo-Environmental Investigation (Land Science) 28/06/2019 v1, Planning Statement (Iceni) August 2020, Recreational Assessment (Iceni) 14/08/2020, Statement of Community Involvement, Sustainability Statement (Iceni) August 2020, Transport Statement (Iceni) August 2020, Air Quality Assessment Rev 01 (Hoare Lea) 13 November 2020, Surface Water Drainage Strategy (Ambiental) 24/11/2020.

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

Condition(s) and Reason(s):

- 1 Three years from the date of this permission

This development must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 Approved drawings

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

Existing plans:
001, 003.

Proposed plans:
100 A, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 118, 121, 200, 300, 301.

Documents:

Covering letter (Iceni) 20 August 20, Arboricultural Survey and Impact Assessment (Arbeco) 24/04/2019, Draft Construction Management Plan Rev 0.1 - 20/08/20, Design, Access and Landscaping Statement (Surface to Air) August 2020, Energy Strategy (Iceni) August 2020, Explosive Ordnance Threat Assessment (Planit) 28/03/16, Phase II Geotechnical and Geo-Environmental Investigation (Land Science) 28/06/2019 v1, Planning Statement (Iceni) August 2020, Recreational Assessment (Iceni) 14/08/2020, Statement of Community Involvement, Sustainability Statement (Iceni) August 2020, Transport Statement (Iceni) August 2020, Air Quality Assessment Rev 01 (Hoare Lea) 13 November 2020, Surface Water Drainage Strategy (Ambiental) 24/11/2020.

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

- 3 Detailed drawings/samples

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including 500mm window jambs, head and cill, of all external new window and door openings.
- b) Samples and manufacturer's details of all new facing materials including glazing, bricks, window frames and terrace balustrades.
- c) A sample panel of all brickwork shall be erected on-site and approved by the Council before the relevant parts 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 1m² in size demonstrate the proposed colour, texture, mortar and bond of the brickwork.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2.

4 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2.

5 Refuse and recycling

Prior to first occupation of the residential units, the refuse and recycling storage areas shall be completed and made available.

The development of each block shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units and shall be retained thereafter.

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

6 Obscured glazing

The first floor windows, shown obscured on the approved drawings, shall be obscured prior to occupation of each house and retained as such thereafter.

Reason: To limit overlooking into the classrooms opposite, in accordance with Camden Local Plan policy A1.

7 Air Source Heat Pump

Prior to commencement of above ground works, details, drawings and data sheets showing the location, Seasonal Performance Factor for heating systems of at least 2.5 (and Coefficient of Performance for heat pumps of at least 4.35) 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 metering details including estimated

costs to occupants and commitment to monitor performance of the system post construction. 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 Non-road mobile machinery

No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

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 Camden Local Plan policies A1 and CC4.

9 Cycle parking

Prior to first occupation, the following bicycle parking shall be provided:

- secure and covered parking for 20 resident's bicycles.

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan and CPG Transport.

10 Part M4 (2)

The units indicated as such on the plan numbers 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 CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

11 Part M4 (3)

The units indicated as such on the plan numbers 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 policies: CS6 & DP6 of Camden's Local Development Framework 2010.

12 Landscape plans

Fully detailed landscape plans shall be submitted to and approved by the Council. Details of consultation with local residents including children and young people shall also be submitted. The landscape works shall be implemented prior to occupation of any of the houses. These plans shall include the nine replacement trees of which at least three will be medium/large trees.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity in accordance with policy A3 of the London Borough of Camden Local Plan 2017.

13 Landscaping

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] [, prior to the occupation for the permitted use of the development or any phase 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 and the proposed nine trees) 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. The landscaping shall include details of three London plane trees 12-14cm in diameter measured at 1m above the root ball to be planted in the area to the south of the new play area, and at least two other single-stemmed trees in communal areas.

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, A5 D1 and D2 of the London Borough of Camden Local Plan 2017.

14 Tree Protection

Prior to the commencement of construction/demolition works on site, tree protection measures, tree protection details shall be submitted and approved to the Local Planning Authority, and shall include details of specialist root protection measures including cellular confinement systems where appropriate for works within the root protection areas T21, T23, T28 and T32.

The details shall also include a detailed explanation of any pruning required to facilitate the development, supported by annotated photos.

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.

15 SuDS: Further details

Prior to commencement of development, full details of the sustainable drainage system shall be submitted to and approved in writing by the local planning authority. If necessary a revised drainage statement, SuDS pro-forma and supporting evidence should be provided, including:

- The proposed SuDS or drainage measures including storage capacities
- The proposed surface water discharge rates or volumes

Details shall include a lifetime maintenance plan, and 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.

16 **Quantum of housing

The development hereby approved shall provide 10 residential units (Class C3), all of which shall be affordable housing (social rented).

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

17 ** Car free

The proposed houses will be car free.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

18 ** CMP

Prior to commencement of development, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

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

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the

demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

19 **CMP monitoring fee

On or prior to Implementation, confirmation that the necessary measures for the provision monitoring the CMP shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

20 **CMP bond

On or prior to Implementation, confirmation that the necessary measures for a bond for the CMP shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

21 **Sustainability and energy

On or prior to the Implementation Date a sustainability plan and an energy plan shall be submitted to and approved in writing by the local planning authority. Such plans shall demonstrate:

- o Energy strategy and measures as per approved Energy Statement or better
- o Overall minimum 54.8% CO2 reductions beyond Part L 2013 as amended; minimum 19% Be Lean stage reduction through building efficiency; minimum 44% Be Green stage reduction through renewables (all using SAP 10 factors).

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

22 **Carbon offsetting

On or prior to Implementation, confirmation that the necessary measures for carbon offsetting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

23 **Need for a legal agreement

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be commenced on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with ** in the planning permission granted at the planning committee on 17th December 2020 (Camden reference 2015/2704/P) and those obligations shall apply to all conditions above marked with ** which supersede those of permission 2014/7651/P.

Reason: In order to define the permission and to secure development in accordance with the Camden Local Plan.

24 ** Highways, pedestrian, cycle and environmental improvements contribution

On or prior to Implementation, confirmation that the necessary measures for the provision of highways, pedestrian, cycling, environmental and public realm improvements in the vicinity of the Development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

25 **Alleyway improvement

Prior to occupation, details of landscaping and street lighting for the alleyway shall be submitted to and approved by the Local Planning Authority. These details shall be fully implemented prior to occupation of any of the houses.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with the Camden Local Plan.

26 Ground investigation - land contamination

At least 28 days before development commences (other than site clearance & preparation, relocation of services, utilities and public infrastructure, but prior to removal of any soil from the site),:

- (a) A Phase 2 Assessment shall be carried out
- (b) The results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.
- (c) 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 prior to occupation.

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 policy A1 of the Camden Local Plan.

27 Mechanical Ventilation

Prior to commencement of [above-ground development / 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/ 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 7.14.

Informative(s):

1 Conditions marked with **

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

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

2 Waste comments (Thames Water)

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

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

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

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a

public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices>

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

3 Water Comments (Thames Water)

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

4 Non-road mobile machinery

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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer