



Permitted scheme 2019/1098/P

2-6 Camden High Street

London
NW1 0HJ

Waste/Refuse Collection Strategy

SUMMARY

Instructions

Foundation are instructed by Carebrook Ltd, owners of the commercial and retail building at 2-6 Camden High Street, to seek permission for a varying of the uses of the additional office space approved under Planning Permission 2019/1098/P dated 7 October 2019. This application is made subsequent to the grant of consent (application 2019/1098/P) and the completion of a section 106 agreement for the extension of the existing office building. This application has been renewed under 2021/6125/P on 6/10/1022

The building is comprised 626 sq/m of office space and 612 sq/m of residential floorspace. (measurements are gross external). There are 5 flats proposed.

FLOOR	EXISTING OFFICE sq/m GEA	EXISTING RETAIL sq/m GEA	PROPOSED OFFICE sq/m GEA	PROPOSED RETAIL sq/m GEA	PRPOSED RESIDENTIAL sq/m GEA
BASEMENT	0	0	0		
GROUND	50	233	100	216	
FIRST	174		263		
SECOND	174		263		
THIRD	174				250
FOURTH					197
FIFTH					165
SIXTH					
SEVENTH					
TOTAL OFFICE	572		626		612
BIKE/BIN STORE SHARED			47		

	FLOOR	AREA	PERSONS	BEDS	MIN SPACE	STORAGE
FLAT 1	3	112	6	3	95	2.5
FLAT 2	3	87	4	2	70	2
FLAT 3	4	75	4	2	70	2
FLAT 4	4	76	4	2	70	2
FLAT 5	5	120	6	3	95	2.5

Local and Regional Planning Policy 2.2.1 Camden Local Plan

Camden's Local Plan as adopted by Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough. The Camden Local Plan sets out the Council's planning policies and covers the period from 2016-2031. The Camden Local Plan is in general conformity with the London Plan. One of the strategic objectives of the plan is: "to reduce, plan for and manage Camden's waste, including by working with our partner boroughs in the North London Waste Authority area, to work towards self-sufficiency in London". Efficiency is to be optimised by:

- reducing waste;
 - reducing energy and water use during construction;
 - minimising materials required;
 - using materials with low embodied carbon content; and
 - enabling low energy and water demands once the building is in use.
- Policy CC5 on waste aims to make Camden a low waste borough with the following aims:
- aim to reduce the amount of waste produced in the borough and increase recycling and the reuse of materials to meet the London Plan targets of 50% of household waste recycled/composted by 2020 and aspiring to achieve 60% by 2031;
 - deal with North London's waste by working with our partner boroughs in North London to produce a Waste Plan, which will ensure that sufficient land is allocated to manage the amount of waste apportioned to the area in the London Plan;
 - safeguard Camden's existing waste site at Regis Road unless a suitable compensatory waste site is provided that replaces the maximum throughput achievable at the existing site; and
 - make sure that developments include facilities for the storage and collection of waste and recycling. The council supports the objectives of sustainable waste management to move the management of waste up the 'waste hierarchy'.

CPG1 sets out the requirements for residential provision as a 240l bin for fortnightly collection. That is 17 litres per day which equates to a daily capacity of 85 litres per day for the 5 proposed flats.

Commercial / residential waste is to be stored off the highway as set out in Section B of CPG1.

As a general guide CPG1 recommends 1cu/m storage for 300-500 sq/m floorspace. The net commercial floorspace is 626 x 75% = 465 sq/m.

Existing Situation

The building currently is used as a cafe at ground floor with three floors of offices above. Daily refuse collection is provided to the building from the rear on Bayham Place where there is an open yard. Collection is provided by First Mile daily after 11.00am

A current permission for the extension of the building and for use as a cafe and offices above has been approved with 3 no 1100 litre wheeled bins and the current proposals relocate the approved bin enclosure.

Proposed Situation

Whilst CPG1 describes the Council's residential waste collection offer it is felt that given the mixed use nature of the proposals and the fact that the waste volume is driven by the commercial uses and not the residential that consolidating waste collection isn the preferred route.

Refuse collection will be provided by three 1100 litre wheeled bins segregated for recycling located in an enclosed storage area accessed from Bayham Place. Bins are provided for general, food and recyclable waste. This independent collection scenario has operated successfully for many years from this site and would be complicated by separate Council and independent collections.

This provision duplicates that negotiated and permitted under the extant permission 2021/6125/P which is for a commercial building of the same floor area but in a revised enclosure location.



