

Application ref: 2022/1041/P
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Land to the North of the British Library
96 Euston Road
London
NW1 2DB

Proposal:

Demolition of the British Library Centre for Conservation, alterations to the British Library and erection of a new building of 12 above-ground storeys and two basement levels for use as library, galleries, learning, business and events spaces (Class F1) and retail and commercial spaces (Class E); provision of internal and external public spaces, landscaping and a community garden; improvement works adjacent to Dangoor Walk; provision of cycle and car parking and servicing facilities including new crossovers; provision of Crossrail 2 infrastructure; means of access; and associated works.

THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT

Drawing Nos: Existing drawings:

RSHP-P-0001-P-00 00; RSHP-P-0002-P-00 00; RSHP-P-0003-P-00 00; RSHP-P-0004-P-00 BL 00; RSHP-P-0097-P-B1 00; RSHP-P-0098-P-LG 00; RSHP-P-0099-P-UG 00; RSHP-P-0100-P-01 00; RSHP-P-0200-E-N 00; RSHP-P-0201-E-E 00; RSHP-P-0202-E-S 00; RSHP-P-0203-E-W 00; RSHP-P-0204-E-N 00; RSHP-P-0205-E-E 00; RSHP-P-0206-E-S 00; RSHP-P-0207-E-W 00; RSHP-P-0302-S-C02 00;

Proposed Plans:

RSHP-P-1010-P-00 01; RSHP-P-1098-P-B1 00; RSHP-P-1099-P-LG 01; RSHP-P-

1100-P-UG 01; RSHP-P-1101-P-01 01; RSHP-P-1112-P-RF 00; RSHP-P-1147-P-B2-B7 00; RSHP-P-1148-P-B1 00; RSHP-P-1149-P-LG 01; RSHP-P-1150-P-UG 01; RSHP-P-1151-P-01 01; RSHP-P-1152-P-02 00; RSHP-P-1153-P-TYP 00; RSHP-P-1157-P-07 00; RSHP-P-1158-P-08 00; RSHP-P-1159-P-09 00; RSHP-P-1160-P-10 00; RSHP-P-1161-P-11 00; RSHP-P-1162-P-RF 00; RSHP-P-1200-E-N 00; RSHP-P-1201-E-E 00; RSHP-P-1202-E-S 00; RSHP-P-1203-E-W 00; RSHP-P-1204-E-N 00; RSHP-P-1205-E-E 00; RSHP-P-1205-E-E-COLOUR 00; RSHP-P-1206-E-S 00; RSHP-P-1207-E-W 00; RSHP-P-1300-P-X 00; RSHP-P-1301-S-C01 00; RSHP-P-1302-S-C02 00; RSHP-P-1303-S-C04 00; RSHP-P-1304-S-C05 00; RSHP-P-1305-S-L01 00; RSHP-P-1306-S-L02 00; RSHP-P-1307-S-L03 00; RSHP-P-1308-S-L04 00; RSHP-P-1401-D-X 00; RSHP-P-1402-D-X 00; RSHP-P-1403-D-X 00; RSHP-P-1404-D-X 00; RSHP-P-1405-D-X 00; RSHP-P-1406-D-X 00; RSHP-P-1407-D-X 00; RSHP-P-1408-D-X 00; RSHP-P-1409-D-X 00; RSHP-P-1410-D-X 00; RSHP-P-1411-D-X 00; BL-ARUP-ZZ-02-DR-L-000101 03; BL-ARUP-ZZ-08-DR-L-000102 03; BL-ARUP-ZZ-RF-DR-L-000103 03; BL-ARUP-ZZ-ZZ-DR-L-000201 02; 273_20_010_P6; 273_20_011_P6; 273_20_012_P6; 273_20_013_P6; 273_20_014_P6; 273_20_111_P6; 273_20_112_P6; 273_30.010; 273_30.011; 273_30.012; 273_30.013_P2; 273_30.014_P2; 273_30.015; 273_50.001; 273_50.002; 273_50.003; Planting schedule, dated 28 September 2021 (60.001);

Supporting Documents

Urban Greening Factor Assessment dated June 2022; Townscape, Visual and Built Heritage (Off site) Assessment dated January 2022; Transport Assessment dated January 2022; Sustainability Statement dated January 2022; Statement of community Involvement January 2022; Public Realm and Landscape Design Statement dated January 2022; Preliminary Ecological Assessment dated January 2022; Health Impact Assessment dated January 2022; Geotechnical Desk Study and Contamination Risk Assessment dated January 2022; Framework Travel Plan dated January 2022; Flood Risk Assessment January 2022; Environmental Statement Volume 2 dated January 2022; Environmental Statement - Volume 3 dated January 2022; Environmental Statement Updated Non Technical Summary dated September 2022; Environmental statement Addendum dated September 2022; Independent Review of Environmental Statement Addendum dated September 2022; Energy Statement dated January 2022; Circular Economy Statement dated January 2023; Daylight and Sunlight Non technical Summary Report dated January 2022; Car Parking Design and Management Plan dated January 2022; Financial Viability Assessment Dated February 2022; Fire Statement dated January 2022; BREEAM Ecology Assessment dated January 2022; Biodiversity Net Gain Assessment Report dated June 2022; Social Value Framework dated January 2022; Economic Value and Knowledge Quarter Uses Statement dated January 2022; Basement Impact Assessment dated January 2022; Basement Impact Assessment Audit dated August 2022; Arboricultural Report dated January 2022; Planning Statement dated February 2022; Heritage Impact Assessment dated January 2022; Design and Access Statement dated January 2022; Transport Assessment Addendum dated September 2022; Daylight and Sunlight Non-Technical Summary Report Addendum, dated 12 December 2022; Lighting Masterplan, prepared by Arup, dated January 2022; Whole Life Carbon January 2023;

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 drawings:

RSHP-P-0001-P-00 00; RSHP-P-0002-P-00 00; RSHP-P-0003-P-00 00;
RSHP-P-0004-P-00 BL 00; RSHP-P-0097-P-B1 00; RSHP-P-0098-P-LG 00;
RSHP-P-0099-P-UG 00; RSHP-P-0100-P-01 00; RSHP-P-0200-E-N 00;
RSHP-P-0201-E-E 00; RSHP-P-0202-E-S 00; RSHP-P-0203-E-W 00; RSHP-P-0204-E-N 00; RSHP-P-0205-E-E 00; RSHP-P-0206-E-S 00; RSHP-P-0207-E-W 00; RSHP-P-0302-S-C02 00;

Proposed Plans:

RSHP-P-1010-P-00 01; RSHP-P-1098-P-B1 00; RSHP-P-1099-P-LG 01;
RSHP-P-1100-P-UG 01; RSHP-P-1101-P-01 01; RSHP-P-1112-P-RF 00;
RSHP-P-1147-P-B2-B7 00; RSHP-P-1148-P-B1 00; RSHP-P-1149-P-LG 01;
RSHP-P-1150-P-UG 01; RSHP-P-1151-P-01 01; RSHP-P-1152-P-02 00;
RSHP-P-1153-P-TYP 00; RSHP-P-1157-P-07 00; RSHP-P-1158-P-08 00;
RSHP-P-1159-P-09 00; RSHP-P-1160-P-10 00; RSHP-P-1161-P-11 00;
RSHP-P-1162-P-RF 00; RSHP-P-1200-E-N 00; RSHP-P-1201-E-E 00; RSHP-P-1202-E-S 00; RSHP-P-1203-E-W 00; RSHP-P-1204-E-N 00;
RSHP-P-1205-E-E 00; RSHP-P-1205-E-E-COLOUR 00; RSHP-P-1206-E-S 00; RSHP-P-1207-E-W 00; RSHP-P-1300-P-X 00; RSHP-P-1301-S-C01 00;
RSHP-P-1302-S-C02 00; RSHP-P-1303-S-C04 00; RSHP-P-1304-S-C05 00;
RSHP-P-1305-S-L01 00; RSHP-P-1306-S-L02 00; RSHP-P-1307-S-L03 00;
RSHP-P-1308-S-L04 00; RSHP-P-1401-D-X 00; RSHP-P-1402-D-X 00; RSHP-P-1403-D-X 00; RSHP-P-1404-D-X 00; RSHP-P-1405-D-X 00; RSHP-P-1406-D-X 00; RSHP-P-1407-D-X 00; RSHP-P-1408-D-X 00; RSHP-P-1409-D-X 00; RSHP-P-1410-D-X 00; RSHP-P-1411-D-X 00; BL-ARUP-ZZ-02-DR-L-000101 03; BL-ARUP-ZZ-08-DR-L-000102 03; BL-ARUP-ZZ-RF-DR-L-000103 03; BL-ARUP-ZZ-ZZ-DR-L-000201 02; 273_20_010_P6; 273_20_011_P6; 273_20_012_P6; 273_20_013_P6; 273_20_014_P6; 273_20_111_P6; 273_20_112_P6; 273_30.010; 273_30.011; 273_30.012; 273_30.013_P2; 273_30.014_P2; 273_30.015; 273_50.001; 273_50.002; 273_50.003; Planting schedule, dated 28 September 2021 (60.001);

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

3 Crossrail 2 Infrastructure

The development hereby permitted shall not be commenced (apart from the carrying out of Preliminary Works) until a design and construction method statement for the ground floor structures, foundations and basements and other structures below ground level including piling (temporary and permanent) has been submitted to and approved in writing by the local planning authority (in consultation with Transport for London), such statement to include details of how the proposed works have been designed to:

- i. be compatible with the location of Crossrail 2 structures proposed in the vicinity of the development including tunnels, shafts and temporary works;
- ii. accommodate any potential ground movement anticipated to arise from the construction of such proposed Crossrail 2 structures; and
- iii. mitigate against any potential effects on the future occupiers of the development of noise and vibration anticipated to arise from the operation of the Crossrail 2 railway within the proposed tunnels and other structures in the vicinity of the development.

The relevant parts of the development shall be carried out in all respects in accordance with the approved design and construction method statement. All structures and works comprised within the development hereby permitted which are required by paragraphs (i), (ii) and (iii) of this condition shall be completed in their entirety before any buildings constructed pursuant to the development are occupied.

For the purpose of this condition, "Preliminary Works" means archaeological and site investigations, environmental testing and remediation works, noise and vibration testing, site clearance, demolition works, the erection of fences and hoardings, the diversion or decommissioning or laying of utility supplies and services, installation of temporary accesses, and all other site establishment, logistics and enabling works prior to the commencement of

construction of the development.

Reason: To ensure the development is in line with the requirements for Crossrail 2 infrastructure in accordance with the requirements of policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

4 Fixed Mechanical plant noise

Prior to installation of the relevant plant/ machinery/ equipment, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from that plant/machinery/equipment and mitigation measures as appropriate.

The mitigation measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than representative/typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

The details shall be implemented as approved prior to occupation of the development and thereafter permanently retained and maintained in accordance with the manufacturers' recommendations.

Reason: To ensure that the amenity of occupiers of the development / surrounding premises are not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

5 Piling method statement

No piling shall take place until a letter from Thames Water (or the relevant statutory undertaker) confirming that agreement has been reached with the developer on the piling method statement for the development, has been submitted to and approved in writing by the local planning authority.

The piling method statement to be agreed shall detail the depth and type of piling to be undertaken, the equipment to be used, 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.

All piling carried out as part of the development must be undertaken in accordance with the terms of the agreed piling method statement.

Reason: To safeguard the existing public sewer infrastructure, controlled waters and the structural stability of the neighbouring structures, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.

6 Water Main

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

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.

7 Water supply infrastructure

No works to the superstructure of the building shall take place until a letter from Thames Water (or the relevant statutory undertaker) confirming that agreement has been reached with the developer that all water network upgrades required to accommodate the additional flows to serve the development have been completed or agreement has been reached on a development and infrastructure phasing plan to allow the development to be occupied, has been submitted to and approved in writing by the local planning authority.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed plan.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with this additional demand, in order to safeguard the amenities of the area generally, in accordance with the requirements of policy CC3 of the Camden Local Plan 2017.

8 Emergency generators

Prior to commencement of the above ground works, details of the emergency generators shall be submitted to and approved by the Local Planning Authority in writing.

Such details to include specification, type, location and exhaust mechanisms for the plant and consideration of application of alternative low-NOx/renewable energy technologies.

Emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an unplanned/unforeseen loss of power.

Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Noise emitted from any emergency plant and generators hereby permitted shall not increase the representative/typical assessed background noise level

(expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

9 Vibration

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 / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

10 Mechanical Ventilation

Prior to commencement of above ground works, details of the mechanical ventilation system shall be submitted to and approved by the local planning authority in writing.

Submission to include details of :

- Location of air inlets, demonstrating how they are located away from busy roads, the generator stack and any other emission sources and as close to roof level as possible; and
- Any required NO2 filtration system on the mechanical ventilation intake, including a detailed scheme of maintenance

Air inlet locations should be located away from busy roads and the Francis Crick Institute generator stack or any other emission sources and as close to roof level as possible, to protect internal air quality. All such measures shall be put in place prior to first occupation of the development and shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of occupiers in accordance with policy CC4 of the Camden Local Plan 2017.

11 Air Source Heat Pumps

Prior to commencement of above ground works, design specification documents 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 be submitted to and approved by the Local Planning Authority in writing.

The measures shall include the installation of 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 to the

Local Planning Authority.

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 2017

12 Plant associated with Retail/Food & Drink uses

Prior to commencement of any hot food cooking in the ground floor café/retail/food & drink units hereby approved, details of any extract ventilating system associated with the uses shall be submitted to and approved in writing by the Local Planning Authority.

Such details shall also include details of the ventilation and filtration equipment to suppress and disperse fumes and/or smells created from cooking activities on the premises. No primary cooking shall take place within the relevant premises unless all such measures as approved have been installed and are in full working order.

The equipment and any associated mitigation measures shall be installed in accordance with the details thus approved and shall thereafter be maintained in accordance with the manufacturers' recommendations.

In the event of no satisfactory ventilation being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the Camden Local Plan 2017.

13 Noise levels

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

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 and TC3 of the London Borough of Camden Local Plan 2017.

14 Detailed landscape plan

Prior to the commencement of above ground works, 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) details of any proposed earthworks including grading, mounding and other changes in ground levels.
- b) details of proposals for the enhancement of biodiversity,
- c) an open space management plan,
- d) detailed plans, including sections of the tree pits,
- e) details of proposed replacement trees.
- f) details of separation measure between the car park on Ossulston Street and the public realm;
- g) any external CCTV and security monitors/fixtures

The relevant part of the works shall be carried out within the first planting season prior to completion and 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 A1, D1 and A2 of the 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. 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 16 Living roofs

Prior to commencement of the works to the biodiverse roofs, full details in respect of all biodiverse, substrate-based living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority.

Details should 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 with added peaks and

troughs to provide variations where appropriate for proposed planting mixes;
D. full planting details including species showing planting of at least 16 plugs per m²; and
E. Consideration of relationship between photovoltaic panels (if incorporated) and habitat creation.

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: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

17 Cycle parking

Prior to first occupation of the building, the secure cycle storage area providing 1,112 cycle spaces to serve the office development and all associated access, locker, changing and showering facilities, shall be installed and made available for use for the occupiers.

The facilities shall thereafter be retained and maintained.

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

18 Cycle Parking - Short Stay

Prior to the commencement of any above ground works, a detailed plan annotating the provision of 122 visitor cycle spaces within the site shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved plans. All cycle stands shall thereafter be retained and maintained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policies T1 and T3 of the Camden Local Plan 2017.

19 Building design details

Detailed drawings and 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 plans, elevations and sections at 1:20 and samples of all typical façade elements, including glazing systems, soffits, spandrels, inner timber framing, blinds & louvre system to upper levels and transparency;

- b) Details including plans, elevations and sections at 1:20 and samples or manufacturer's details, of all ventilation grilles, louvres, external plant equipment and plant equipment screening;
- c) Plan, elevation and section drawings, of typical ground floor frontages, doors, and entrances, at a scale of 1:20;
- d) Typical plan, elevation and section drawings of external stairs and balustrading to terraces at a scale of 1:20;
- e) Manufacturer's specification details and samples to be provided on site (as appropriate) of all facing materials;
- f) A full scale typical bay sample panel of all facing materials should be erected on site (as appropriate and as agreed with the Local Authority) for inspection for the local planning authority.

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

Reason: To safeguard the appearance of the buildings and the character and appearance of the wider area in accordance with the requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.

20 Energy monitoring

a. Prior to commencement of development, the applicant is required to submit to the GLA accurate and verified estimates of the 'be seen' energy performance indicators, as outlined in Chapter 3 'Planning stage' of the GLA 'Be seen' energy monitoring guidance document, for the consented development. This should be submitted to the GLA's monitoring portal in accordance with the 'Be seen' energy monitoring guidance.

b. Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new legal owner, if applicable), updated accurate and verified estimates of the 'be seen' energy performance indicators for each reportable unit of the development, as per the methodology outlined in Chapter 4 'As-built stage' of the GLA 'Be seen' energy monitoring guidance shall be provided. All data and supporting evidence should be uploaded to the GLA's monitoring portal. The submission shall also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document.

c. Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, the legal Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document. All data and supporting evidence should be uploaded to the GLA's monitoring portal. This condition will be satisfied after the legal Owner has reported on all relevant indicators included in Chapter 5 'In-use stage' of the GLA 'Be Seen' energy monitoring

guidance document for at least five years.

Reason: To ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan 2021 and policies CC1, CC2 and CC5 of the Camden Local Plan 2017.

21 Refuse and recycling

Prior to commencement of fit out of the ground floor Class E retail units, 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 of the Camden Local Plan 2017.

22 Basement engineer

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

23 Basement Compliance

The basement works hereby approved shall be carried out in accordance with the Basement Impact Assessment (and supporting documents) as approved. Any change to the basement design or construction methodologies as approved shall be submitted to the local planning authority for approval in writing prior to their implementation.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of Policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

24 Roof terraces

No flat roofs within the development shall be used as terraces unless

annotated on the hereby approved plans.

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

25 Nesting birds

No vegetation and built structures potentially suitable as a bird habitat shall be removed except outside of the bird nesting season (Feb-August inclusive).

Where this is not possible, an ecologist shall be engaged to assess any vegetation and built structures for active signs of nesting and in the event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged.

Reason: To safeguard protected and priority species, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

26 External fixtures

Unless details are submitted to and approved by the Local Planning Authority prior to their installation, no lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, light fixtures or satellite dishes shall be fixed or installed on the external face of the buildings, other than those shown on the approved drawings.

Reason: In order to safeguard the appearance of the buildings and the character and appearance of the wider area in accordance with the requirements of Policies D1 and D2 of the Camden Local Plan 2017.

27 Roof terraces: hours of use

The roof terrace at the 8th Floor shall not be used for activities other than maintenance outside the following times:

7:30am to 10pm Monday to Friday, and
9am to 9pm on Saturday, Sundays and Bank Holidays.

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

28 Roof terraces: amplified music

No amplified music shall be played on the outdoor terraces at level 8 of the building.

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

29 Sustainable Urban Drainage (SUDs) Further details

Prior to commencement of development (excluding demolition/site clearance), full details of the sustainable drainage system including green roofs, blue roofs and attenuation tanks, including drainage drawings and calculations, 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 the run off rate of no more than 7.26l/s as approved by the Local Planning Authority. A revised drainage statement, SuDS pro-forma and supporting evidence should be provided including:

- o The proposed SuDS or drainage measures including storage capacities
- o The proposed surface water discharge rates and 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 2017.

30 SUDS Compliance

Prior to occupation of the building, evidence that the SuDS systems have been implemented in accordance with the approved details shall be submitted to and approved in writing by the Local Planning Authority. 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 Camden Local Plan 2017.

31 Cooling

Notwithstanding the hereby approved submission documents, active cooling (Air Conditioning) shall only be permitted where dynamic thermal modelling demonstrates there is a requirement for such cooling after application of the cooling hierarchy. Dynamic thermal modelling shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any active cooling.

Reason: To ensure the development adopts appropriate climate change adaptation measures in accordance with Policy CC2 of the Camden Local Plan 2017.

32 Solar PV Assessment

Prior to the completion of superstructure works an assessment into the

implementation of further renewable technology on site shall be submitted to and approved in writing by the Local Planning Authority. Approved details shall be implemented prior to the occupation of the building 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 CC1 and CC2 of the Camden Local Plan 2017.

33 Provision of electric charging points

Prior to the occupation of the building, a plan showing 20% of car parking spaces shall to be provided with electrical charging points shall be submitted to and approved in writing by the Local Planning Authority. The charging points shall be provided in their entirety prior to occupation of the building, in accordance with the details thus approved and thereafter be permanently maintained and retained.

Reason: To encourage the uptake of electric vehicles, in accordance with the London Plan 2021 and Policy T2 of the Camden Local Plan 2017.

34 Biodiversity Enhancements

Prior to the commencement of above ground works, a plan showing details of biodiversity enhancements on the building and within the open space (including details of bird and bat boxes) appropriate to the development's location, scale and design shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan 2021 and in accordance with policy A3 of the Camden Local Plan 2017.

35 Urban Greening

Prior to the commencement of above ground works a review of the Urban Greening Factor, shall be carried out so as to ensure further enhancement of the Urban Greening score to meet a target of 0.3 as set by the London Plan has been explored. Details shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to enhance the Urban Greening Factor score for the site in accordance with the requirements of Policy G5 of London Plan 2021 and policy A3 of the Camden Local Plan 2017.

36 Air quality monitoring

No development shall take place until dust monitors have been installed in accordance with the following procedure.

A. Prior to installing monitors, full details of the air quality monitors shall be 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 of development, evidence demonstrating that the monitors have been in place for at least 3 months prior to the proposed commencement date shall be submitted to and approved in writing by the local planning authority.

The monitors shall be retained and maintained on site for the duration of the development's construction phase 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, A4 and CC4 of the Camden Local Plan 2017.

37 External Air Quality Monitoring and Alert System

Prior to occupation evidence that an appropriate NO₂, PM_{2.5} and Ozone real time monitoring system, has been installed, a detailed mechanism to secure maintenance of this system is in place and a system to manage the ventilation provision including vent operation has been established. These should be submitted to the Local Planning Authority and approved in writing. Thereafter the number of alerts should be reported quarterly to the Local Planning Authority and access to data provided on request.

Installation should not take place until:

- a. Full details of the specification of the air quality monitors, with a high level of accuracy with a maximum Root Mean Square Error of 10 μ g/m³ for both NO₂ and PM_{2.5}, have been submitted to and approved by the local planning authority in writing.
- b. The location and number of monitors, and with all monitors to have a 270o free flow of air but avoiding any wind tunnels, have been submitted to and approved by the local planning authority in writing.
- c. Details of the alert system, if a level of 40 μ g/m³ of NO₂ or a 25 μ g/m³ of PM_{2.5} is breached (as a one-hour average), if there is a 'medium', 'high' or 'very-high' pollution event warning from the LAQN, or black start event at the Francis Crick Institute (including routine generator testing), have been submitted to and approved by the local planning authority in writing.
- d. A detailed mechanism to secure calibration and maintenance of this system in accordance with manufacturer recommendations has been submitted to and approved by the local planning authority in writing.

Reason: To protect the amenity of occupants in accordance with the London

Plan policy 7.14 and CC4 of the Camden Local Plan 2017 .

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

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

- 39 Delivery and refuse items

Any refuse and recycling, delivery cages, trolleys and any other items linked to deliveries and collection in association with the development hereby permitted are to be stored within the buildings and only brought out onto the public highway when deliveries are being made or refuse collected and returned to within the building immediately thereafter.

Reason: In the interests of visual amenity and to prevent obstruction and inconvenience to users of the public highways, in accordance with policies A1, CC5 and T1 of the Camden Local Plan 2017.

- 40 Circular Economy

The development shall be designed and constructed in accordance with the Circular Economy Statement dated 4th January 2023 hereby approved.

Reason: In order to ensure resource conservation, waste reduction, increased material re-use and recycling, and reductions in waste going for disposal in accordance with circular economy principles in accordance with policies CC2 (Adapting to climate change) and CC5 (waste) of the London Borough of Camden Local Plan 2017 and Policy S17 (Reducing waste and supporting the circular economy) of the London Plan.

- 41 Circular Economy Statement

Prior to the occupation of the building, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of all Tables of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and to maximise the re-use of materials in line with London Plan Policy SI 7 and the Circular

Economy Statements London Plan Guidance 2021 and policies CC1, CC2 and CC5 of the Camden Local Plan 2017.

42 Whole of life carbon

Prior to first occupation and following completion of the building (upon commencement of RIBA Stage 6), the post-construction Whole Life-Cycle Carbon (WLC) Assessment shall be submitted to the Greater London Authority (GLA) using the GLA's WLC assessment template in line with the criteria set out in the GLA's WLC Assessment Guidance and should be submitted along with any supporting evidence required by the guidance.

Reason: In order to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards in accordance with policies CC1 (Climate change mitigation) and CC2 (adapting to climate change) of the London Borough of Camden Local Plan and Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan.

43 Diversion of waste from landfill

The demolition hereby approved shall divert 95% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017.

44 Lighting strategy

Prior to commencement of the facade, a lighting strategy for the building and details of light fittings and fixtures to the exterior of the building, the public realm and to all internal areas within 3m of the external glazing, shall be submitted to and approved in writing by the local planning authority.

The strategy shall be developed with input from a specialist lighting consultant/engineer accredited by the Institute of Lighting Engineers or Society of Light and Lighting (SLL) and shall incorporate (inter alia) consideration of the impact of the lighting design on contributing to reducing crime, residential properties around the site, maintenance, whole life cost and energy use.

Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.

45 Fire Strategy Report

Prior to occupation, a Fire Strategy Report which has been prepared for the Building Regulations application process should be submitted to and approved in writing by the Local Planning Authority.

The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building.

Reason: In order to provide a safe and secure development in accordance with policy D12 of the London Plan 2021 and policy D1 of the Camden Local Plan 2017.

46 Secure by Design

Prior to first occupation, evidence of the building achieving a silver certification under the Secure by Design standard, shall be submitted to and approved in writing by the local planning authority.

Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.

47 Contaminated land - Site Investigation

Part A:

No development shall commence until a site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority.

The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by radon and by ground gas. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Part B:

No development shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Part C:

No occupation of the development (or stage in development as may be agreed in writing with the Local Planning Authority) shall take place until, a verification report demonstrating that the remediation as outlined in the RMS has been completed is submitted to, and approved in writing by the local planning authority. This report shall include (but may not be limited to): details of the

remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

48 District Heating Feasibility

Prior to the completion of superstructure works a feasibility assessment into the possible connection to the Somers Town Energy decarbonisation program shall be submitted to and approved in writing by the Local Planning Authority. If feasible, the approved details shall be implemented prior to the occupation of the building and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate connection to the local district energy facilities in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

49 Foundation design / detailed basement construction plan

Prior to the commencement of development, details of the design of the foundations and other works proposed below existing ground level shall be submitted in writing and approved by the Local Planning Authority in consultation with HS1. Construction activity shall then be carried out in compliance with the approved details unless previously agreed in writing by the Local Planning Authority in consultation with HS1.

Reason: To ensure that loads on, and settlement of, HS1 tunnels, structures, track and other infrastructure do not prejudice the safety or operation of HS1, in accordance with the requirements of policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

50 Construction activity safety

Prior to the commencement of development a construction phase/management plan shall be submitted in writing and approved by the Local Planning Authority in consultation with HS1. The plan shall include but not be limited to:

- o Control of windblown debris, dust and materials
- o On-site vehicle movements and parking, including any temporary errant vehicle protection
- o Site layout arrangements
- o Site security and fencing arrangements.
- o Safeguarding of ALL buried services
- o Storage of combustible/hazardous materials
- o Position and operation of cranes and other plant
- o Details of any excavations and stockpiles.

Construction activity shall then be carried out only in compliance with the approved method statement unless previously agreed in writing by the Local

Planning Authority in consultation with HS1.

Reason: No such information has been provided and is required in order to manage the risk that the construction activity presents to the safety, security and operation of HS1.

51 Site Investigations

Prior to the commencement of site investigations involving a borehole or trial pit deeper than one metre with the potential to cause impact on HS1 assets, details of the location and depth of site investigations including a method statement shall be submitted in writing and approved by the Local Planning Authority in consultation with HS1.

This activity shall then be carried out only in compliance with the approved details unless previously agreed in writing by the Local Planning Authority in consultation with HS1.

Reason: No such information has been provided and is required in order to ensure that the borehole or trial pit is at an acceptable vertical and horizontal distance from tunnels, the operational railway or other assets as advised by HS1 so that it does not compromise the integrity, safety or operation of HS1, in accordance with the requirements of policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

52 Demolition

No demolition activity shall take place until the proposed methodology has been submitted in writing to and approved by the Local Planning Authority in consultation with HS1. Demolition activity shall then be carried out in accordance with the approved details unless the Local Planning Authority in consultation with HS1 has previously agreed in writing to any change.

Reason: No such information has been provided and demolition activity could pose a risk to the safety, security and operation of HS1, in accordance with the requirements of policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

53 Excavations

Prior to the commencement of any engineering activity, details of the size, depth and proximity to HS1 of any excavations shall be submitted in writing to and approved by the Local Planning Authority in consultation with HS1.

Excavations shall then be carried out in accordance with the approved details unless the Local Planning Authority in consultation with HS1 has previously agreed in writing to any change.

Reason: No such details have been provided. To ensure that the stability HS1 tunnels, structures, track and other infrastructure is not prejudiced, in accordance with the requirements of policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

54 Imposed loads

Prior to the commencement of any construction activity, details of the size, loading and proximity to HS1 of additional ground loads such as stockpiles shall be submitted in writing and approved by the Local Planning Authority in consultation with HS1. Works shall be carried out in conformity with the

approved details unless the Local Planning Authority in consultation with HS1 has previously agreed in writing to any change.

Reason: To ensure that the stability of HS1 tunnels, structures, track and other infrastructure is not prejudiced in accordance with the requirements of policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

55 Vibration

Prior to the commencement of any construction activity details of the plant and equipment proposed which are likely to give rise to vibration (such as pile driving, demolition and vibro-compaction of the ground) together with predicted vibration levels, shall be submitted in writing and approved by the Local Planning Authority in consultation with HS1. Activities likely to cause vibration in the vicinity of HS1 infrastructure such that a peak particle velocity (PPV) of 5mm/s may be exceeded at the railway boundary will be subject to agreement in advance.

Where activities could give rise to PPV of 5mm/s or greater, a vibration and settlement monitoring regime shall be submitted in writing for approval by the Local Planning Authority in consultation with HS1. It shall be put in place prior to the start of works. HS1 shall be provided reasonable access to the results of monitoring.

Reason: No details of vibration have been provided. To ensure that vibration does not prejudice safety, operation and structural integrity of HS1 in accordance with the requirements of policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

56 Dazzle, glare and distraction from solar reflection

The development shall be so designed to avoid dazzle and glare from solar reflection which could cause hazard or distraction to operators of HS1. Prior to the commencement of the relevant part of the works, the reflectivity and the orientation of specular (i.e. polished) reflective surfaces such as glazing or non-matt metal shall be submitted in writing and approved by the Local Planning Authority in consultation with HS1.

Reason: Depending upon the orientation of the façade or component and the position of the sun, specular reflection can interfere with sighting of signals in accordance with the requirements of policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

57 St Pancras Station and Thameslink Box HS1 Assets

Prior to the commencement of development, a risk assessment should be carried out to identify the areas of the site and proposed activities where there may be a risk of the malfunction or failure of any part of the construction or permanent development to St Pancras Station and Thameslink Box Assets, with particular attention to loading. Appropriate mitigation to manage these risks should be incorporated into the development and the details submitted in writing and approved by the Local Planning Authority in consultation with HS1.

Reason: No assessment has been undertaken to identify the risks, if any, and no mitigation has been provided. The development should take into account residual risks arising from HS1 in accordance with the requirements of policies

Informative(s):

- 1 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) 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.

- 2 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.
- 3 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.
- 4 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 5 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team,

[Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.

- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 7 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 8 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 9 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 for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 10 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 11 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 12 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.

- 13 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.
- 14 If any excavation or if the stockpile is within the zone of influence of HS1 infrastructure, an engineering design will be required from the developer for approval in advance of excavation.
- 15 The Developer shall enter into discussions with HS1 and their Engineer, Network Rail (High Speed), as soon as practicable to assist in identifying the likely effect of the development on HS1 or HS1 Property. Contact: HS1 Ltd, 5th Floor, Kings Place, 90 York Way, London, N1 9AG
safeguarding@HS1.co.uk
- 16 The developer is expected to enter into a PPA with HS1. This is a legal agreement between HS1 and the developer covering safeguards, processes, responsibilities, and cost recovery.
- 17 The developer shall agree to pay the costs incurred by HS1 and Network Rail (High Speed) in reviewing and approving the development.
- 18 The applicant is reminded that covenant(s) may apply to the site covering the following issues:
land/property use; discharge of drainage; electromagnetic radiation; use of plant and other equipment; landscaping; construction; demolition; changes to, location of, and management of, vegetation; changes or additions to all structures; fencing; storage of goods, refuse or other materials; activities within the maintenance strip.
- 19 The developer is reminded of their obligation to ensure appropriate mitigations are adopted to protect the development from noise from HS1.

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 in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer