

1	<p>The development hereby permitted must be begun not later than the end of three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.</p>
3	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>P001 Rev_A; P010 Rev_J; P011 Rev_I; P012 Rev_I; P020 Rev_I; P021 Rev_H; P022 Rev_I; P023 Rev_H; P040; AR-MP-A1-C-01; P100 Rev_K; P101 Rev_K; P102 Rev_K; P103 Rev_K ; P104 Rev_K; P200 Rev_J; P201 Rev_J; P202 Rev_J; P203 Rev_J; P400 Rev_A; P401 Rev_A; P410 Rev_A; P420;</p> <p>Supporting documents:  Arboricultural Impact Assessment &amp; Method Statement by Arbortrack Systems Ltd dated 1.6.23; Planning Compliance Report Report 26213.PCR.01 by KP Acoustics Ltd. Dated 01/06/2023; Flood Risk Emergency Plan by GeoSmart dated 18.8.23; Flood Risk Assessment by GeoSmart; Sustainable Drainage Assessment by GeoSmart dated 19.10.23; Basement Impact Assessment And Ground Investigation Report V1.02 by ground water dated Nov 2023; Air quality assessment by XCO2 dated May 2023; energy and sustainability statement by XCO2 dated May 2023; whole life carbon assessment comparative study by XCO2 dated 29.6.2023; Demolition Environmental Management Plan_Rev_01 by Southern Demolition Co. Ltd dated 12/04/2023; health, safety, welfare and environmental policy document by Southern Demolition Co. Ltd dated 22.9.22; Structural Calculation Rev. B by Adkins Consultants Ltd dated 18.8.23; Site Visit Report by Adkins Consultants Ltd dated 4.1.22; Appendix 1 - Photo Album by Adkins Consultants Ltd dated 4.1.22</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>

4	<p>Prior to commencement of development, full details of the sustainable drainage systems including the flood mitigation barrier 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, or on any part of the entire development site for up to and including a 1:30 year storm. The details shall demonstrate a site run-off rate conforming to the run-off rate 2.0l/s as approved by the Local Planning Authority.</p> <p>Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.</p>
5	<p>Before the development commences, details of secure and covered cycle storage area for 4 long stay cycle spaces shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.</p> <p>Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.</p>
6	<p>No development shall take place until full details of hard and soft landscaping including the details of the means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved</p> <p>Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017</p>
7	<p>Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.</p> <p>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</p>

	<p>with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.</p>
8	<p>Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include</p> <ul style="list-style-type: none"> <li>i. a detailed scheme of maintenance</li> <li>ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used</li> <li>iii. full details of planting species and density</li> </ul> <p>The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.</p> <p>Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.</p>
9	<p>Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:</p> <p>a) Details of the boundary treatment bordering no.69 Avenue Road</p> <p>The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area and amenity of neighbours in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.</p>
10	<p>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.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>

11	<p>The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the 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.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
12	<p>Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:</p> <p>a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;</p> <p>b) Plan, elevation and section drawings and material samples of boundary wall</p> <p>c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).</p> <p>The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.</p>