

Application ref: 2024/0479/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:

**100 and 100a Chalk Farm Road
London
NW1 8EH**

Proposal:

Demolition of existing buildings and redevelopment of the site to provide two new buildings of between 6-12 storeys: one containing affordable homes (Class C3) and one (with three cylindrical volumes) containing purpose-built student accommodation with associated amenity and ancillary space (Sui Generis), a ground floor commercial space (Class E) together with public realm, access, plant installation, and other associated works.

Drawing Nos: Existing Drawings:

356_P10.001 A; 356_P10.002 A; 356_P10.050 A; 356_P10.099 A; 356_P10.100 A;
356_P10.101 A; 356_P10.102 A; 356_P10.103 A; 356_P10.104 A; 356_P10.106 A;
356_P10.200 A; 356_P10.201 A; 356_P10.202 A; 356_P10.203 A; 356_P10.204 A;
356_P10.205 A; 356_P10.206 A

Demolition Drawings:

356_P10.250 A; 356_P10.299 A; 356_P10.300 A; 356_P10.301 A; 356_P10.302 A;
356_P10.303 A; 356_P10.304 A; 356_P10.305 A; 356_P10.400 A; 356_P10.401 A;
356_P10.402 A; 356_P10.403 A; 356_P10.404 A; 356_P10.500 A; 356_P10.501 A

Proposed Drawings:

356_P20.129C; 356_P20.130 C; 356_P20.131 C; 356_P20.132 C; 356_P20.133 C;
356_P20.134 C; 356_P20.135 C; 356_P20.136 C; 356_P20.137 C; 356_P20.138 C;

356_P20.139 C; 356_P20.140 C; 356_P20.142 C; 356_P20.143 C; 356_P30.120 C;
356_P30.121 C; 356_P30.122 C; 356_P30.123 C; 356_P40.110 B; 356_P40.111 B;
356_P40.112 B; 356_P40.113 B; 356_P20.160 I; 356_P20.161 I; 356_P20.162 I;
356_P20.164 I; 356_P20.167I; 356_P20.169 I; 356_P20.170 I; 356_P20.172 I;
356_P30.130 E; 356_P30.131 E; 356_P30.132 E; 356_P30.133 E; 356_P40.120 C;
356_P40.121 D; 356_P40.200A; 356_P40.201A; 356_P40.202 A; 356_P50.001 B;
356_P50.002 B; 356_P50.003 B; 356_P50.00 B; 356_P50.005 B
356_P20.003 C; 356-BBUK-XX-00-DR-L-0100 P02; 356-BBUK-XX-00-DR-L-0110 P02;
356-BBUK-XX-00-DR-L-0700 P02; 356_P20.099 E; 356_P20.100 E; 356_P20.101 E;
356_P20.102 E; 356_P20.104 E; 356_P20.106 E; 356_P20.107 E; 356_P20.109 E;
356_P20.110 E; 356_P20.111 E; 356_P20.112 E; 356_P20.113 E; 356_P30.104 C

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

Condition(s) and Reason(s):

Standard conditions

- 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 Approved drawings / documents (I/II)

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

Existing Drawings:

356_P10.001 A; 356_P10.002 A; 356_P10.050 A; 356_P10.099 A;
356_P10.100A; 356_P10.101 A; 356_P10.102 A; 356_P10.103 A;
356_P10.104 A; 356_P10.106 A; 356_P10.200 A; 356_P10.201 A;
356_P10.202 A; 356_P10.203 A; 356_P10.204 A; 356_P10.205 A;
356_P10.206 A

Demolition Drawings:

356_P10.250A; 356_P10.299 A; 356_P10.300 A; 356_P10.301 A;
356_P10.302 A; 356_P10.303 A; 356_P10.304 A; 356_P10.305 A;
356_P10.400 A; 356_P10.401 A; 356_P10.402 A; 356_P10.403 A;
356_P10.404 A; 356_P10.500 A; 356_P10.501 A

Site-wide drawings

356_P20.003 C; 356-BBUK-XX-00-DR-L-0100 P02; 356-BBUK-XX-00-DR-L-0110 P02; 356-BBUK-XX-00-DR-L-0700 P02; 356_P20.099 E; 356_P20.100 E; 356_P20.101 E; 356_P20.102 E; 356_P20.104 E; 356_P20.106 E; 356_P20.107 E; 356_P20.109 E; 356_P20.110 E; 356_P20.111 E; 356_P20.112 E; 356_P20.113 E; 356_P30.104 C

Proposed Drawings:

356_P20.129C; 356_P20.130 C; 356_P20.131 C; 356_P20.132 C;
356_P20.133 C; 356_P20.134 C; 356_P20.135 C; 356_P20.136 C;
356_P20.137 C; 356_P20.138 C; 356_P20.139 C; 356_P20.140 C;
356_P20.142 C; 356_P20.143 C; 356_P30.120 C; 356_P30.121 C;
356_P30.122 C; 356_P30.123 C; 356_P40.110 B; 356_P40.111 B;
356_P40.112 B; 356_P40.113 B; 356_P20.160 I; 356_P20.161 I; 356_P20.162
I; 356_P20.164 I; 356_P20.167I; 356_P20.169 I; 356_P20.170 I; 356_P20.172
I; 356_P30.130 E; 356_P30.131 E; 356_P30.132 E; 356_P30.133 E;
356_P40.120 C; 356_P40.121 D; 356_P40.200A; 356_P40.201A;
356_P40.202 A; 356_P50.001 B; 356_P50.002 B; 356_P50.003 B;
356_P50.00 B; 356_P50.005 B; 356_P20.003 C; 356-BBUK-XX-00-DR-L-0100
P02; 356-BBUK-XX-00-DR-L-0110 P02; 356-BBUK-XX-00-DR-L-0700 P02;
356_P20.099 E; 356_P20.100 E; 356_P20.101 E; 356_P20.102 E;
356_P20.104 E; 356_P20.106 E; 356_P20.107 E; 356_P20.109 E;
356_P20.110 E; 356_P20.111 E; 356_P20.112 E; 356_P20.113 E;
356_P30.104 C

3 Approved drawings / documents (II/II)

Documents:

Arboricultural Impact Assessment prepared by Tim Moya Associates ref. 220952-PD-11a (dated January 2024); Affordable Housing Statement prepared by Gerald Eve, dated February 2024; Air Quality Assessment prepared by Air Quality Consultants, ref. J10/14846A/102/F4, dated July 2024; Desk Based Archaeology Assessment Rev 03, prepared by Mola, dated January 2024; Basement Impact Assessment, prepared by Pell Frischmann ref.f106885-PF-ZZ-XX-RP-C-0005 Rev P02, dated January 2024; Biodiversity Impact Assessment prepared by Ecology by Design ref. EBD02653 Rev 01, dated January 2024; Construction Management Plan prepared by Regal ref. 1130 Feb 2024 - Rev 2, dated February 2024; Circular Economy Statement, prepared by Whitecode, ref 11494-WCL-ZZ-ZZ-RP-Y-0005, dated Rev 04 July 2024; Daylight and Sunlight Report prepared by Consil, dated January 2024; Daylight and Sunlight Addendum Letter prepared by Consil. Dated May 2024; Design and Access Statement prepared by DSDHA, dated February 2024; Design and Access Statement Addendum prepared by DSDHA, dated June 2024; Delivery and Servicing Plan prepared by Iceni, dated January 2024; Ecological Impact Assessment prepared by Ecology by Design, dated February 2024; Energy Statement prepared by Whitecode, ref. 11494-WCL-ZZ-ZZ-RP-SS-0001 Rev P03, dated August 2024; Fire Strategy and Gateway 1 Form prepared by Ashton Fire ref. AF3230 Rev 02, dated June 2024; Flood Risk Assessment prepared by Pell Frischmann ref.106885-PEF-ZZ-XX-RP-YE-000010 Rev P04, dated April 2024; Framework Travel Plan prepared by Iceni, dated January 2024; Health Impact Assessment prepared by Volterra, dated January 2024; Heritage Engineering Report prepared by Pell Frischmann ref.106885-PF-ZZ-XX-RP-S-0006 Rev 03, dated January 2024; Heritage, Townscape, Visual Statement (HTVS) prepared by Turley, dated February 2024; Heritage, Townscape, Visual Statement (HTVS) Addendum Note prepared by Turley, dated May 2024; Land Contamination Desk Study, prepared by Pell Frischmann ref. 106885-PEF-XX-XX-RP-GG-600001_P02, dated February 2024; Noise and Vibration Report, prepared by Sandy Brown ref. 22483-R03-Rev C, dated February 2024; Overheating Assessment

prepared by Whitecode ref. 11494-WCL-ZZ-ZZ-RP-SS-0003 Rev P01, dated May 2024; Planning Statement prepared by Gerald Eve, dated February 2024; Planning Addendum Covering Letter prepared by Gerald Eve, dated May 2024; Retention and Retrofit Report prepared by DSDHA, dated February 2024; Regeneration Statement prepared by Volterra, dated January 2024; Solar Glare Report prepared by Consil, dated January 2024; Structural Engineering Report prepared by Pell Frischmann ref. 106885-PF-ZZ-XX-RP-S-0005 Rev 03, dated May 2024; Student Housing Management Plan prepared by CRM, dated January 2024; Sustainable Drainage Report prepared by Pell Frischmann ref. 106885-PEF-ZZ-XX-RP-CD-000001 Rev P04, dated April 2024; Sustainability Statement (and BREEAM Pre-Assessment) prepared by Whitecode ref.11494-WCL-ZZ-ZZ-RP-Y-1-002 Rev 01, dated May 2024; Transport Assessment prepared by Icenii, dated February 2024; Transportation Technical Note prepared by Icenii, dated May 2024; Wind Microclimate Assessment prepared by GIA ref. 19066 Rev 02, dated May 2024; Whole Life Carbon Assessment prepared by Whitecode ref. 11494-WCL-ZZ-ZZ-RP-Y-1-004 Rev 1, dated May 2024

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

Pre-start conditions (any works)

- 4 No development, demolition, or site clearance shall commence until a baseline monitoring report including evidence that the monitors have been in place and recording valid air quality data for at least 3 months prior to the proposed implementation date shall be submitted to the Local Planning Authority and approved in writing.

The installed monitors shall be retained and maintained on site in the locations already agreed with the local planning authority for the duration of the development works, monthly summary reports and automatic notification of any exceedances provided in accordance with the details thus approved. Any changes to the monitoring arrangements must be submitted to the Local Planning Authority and approved in writing.

Reason: Development must not commence before this condition is discharged to manage and mitigate the impact of the development on the air quality and dust emissions in the area, and London as a whole, and to avoid irreversible and unacceptable damage to the environment, in accordance with policies A1, A4 and CC4 of the Camden Local Plan 2017 and policy SI1 of the London Plan.

- 5 No development, demolition, or site clearance shall commence until the appropriate tree protection measures have been installed and working practices adopted in accordance with the document entitled "100 Chalk Farm Road Arboricultural Impact Assessment" by TMA Environmental Consultants dated January 2024 ref. 220952-PD-11a. 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 BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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 Camden Local Plan.

Pre-start conditions (other than demolition or site clearance)

6 London Underground Infrastructure Protection

No development shall commence (other than demolition, site clearance and preparation), until detailed design and method statements and load calculations (in consultation with TfL Infrastructure Protection), have been submitted to and approved in writing by the local planning authority. The details shall include:

- a) demolition details;
- b) Site specific Risk Assessments and Method Statements (RAMS) to be agreed with TfL Engineering for each stage of the development for any activities temporary or permanent (e.g. groundworks, excavations, piling, etc.) The RAMS should be issued a minimum of 6 weeks prior to the individual activity commencing;
- c) details of any changes in loading to London Underground's infrastructure due to works including temporary works are to be issued to TfL Engineering Infrastructure Protection for review and comment/approval;
- d) details on the erection and use of tall plant (e.g. tower cranes, mobile cranes and piling rigs) prior to commencement of works accommodate ground movement arising from the construction thereof; and
- e) mitigation for the effects of noise and vibration arising from the adjoining operations within the structures and tunnels- No claims to be made against TfL or London Underground by the Local Authority, developer or tenants for any noise or vibration resulting from London Underground running, operating and maintaining the adjacent railway.

The development shall thereafter be carried out in accordance with the approved design and method statements, and all structures and works shall be completed in accordance with the approved details in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with policy T3 of the London Borough of Camden Local Plan 2017.

7 Land contamination

Prior to commencement of development (other than demolition, site clearance and preparation), a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas should be submitted to and approved in writing by the local planning authority.

The site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures (if

necessary as a result of the investigation) shall be submitted to and approved by the local planning authority in writing.

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

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 receptors, in accordance with policies D1, A1, and C1 of the London Borough of Camden Local Plan 2017.

8 Suitable qualified engineer

The development hereby approved shall not commence (other than demolition, site clearance and preparation), until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. 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.

9 Waste Water Heat Recovery

Prior to commencement of above ground works (other than demolition), manufacturer's data sheets and modelling snapshots (including assumptions and methodology) together with evidence that demonstrates the percentage of the hot water demand the wastewater heat recovery technology offsets should be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed in full accordance with the approved details 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.

10 Rainwater/ greywater harvesting

Prior to commencement of development (other than demolition, site clearance and preparation), a feasibility assessment for rainwater/greywater recycling

should be submitted to and approved in writing by the local planning authority. If considered feasible, details shall be submitted to the local authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local plan 2017 and Policy SI 13 of the London Plan 2021.

11 Protection, relocation and restoration of cattle trough

Prior to commencement of development (other than demolition, site clearance and preparation), details of the following shall be submitted to and approved in writing by the local planning authority:

- a) how the listed trough will be protected during construction work,
- b) the relocation and works of remediation, cleaning and repair of the cattle trough (to align with a separate listed building consent), and
- c) a programme for the works and submission of the Listed Building Consent. The trough shall be retained and protected from damage in accordance with the approved details, and the works of relocation, cleaning and repair shall be undertaken in accordance with the details and approved programme.

Reason: To secure the protection, preservation and restoration of the trough, ensure proper design and integration into the public realm, and to safeguard the character and appearance of the wider Conservation Area in accordance with the requirements of Policies D1 and D2 of the Camden Local Plan 2017.

12 Thames Water Infrastructure

Prior to commencement of any development (other than demolition, site clearance and preparation), a detailed design and method statements (in consultation with Thames Water) shall be submitted to and approved in writing by the local planning authority which:

- a) Provides details of below ground works.
- b) Identify Thames Water subsurface water infrastructure.
- c) Details of any changes in loading to Thames Water infrastructure considering sequence of temporary and permanent works.
- d) Provide staged ground movement impact assessment arising from temporary works and permanent works during demolition and construction stages to be undertaken.
- e) Accommodate any ground movement arising from the development construction thereof.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing Thames Water infrastructure, in accordance with policy T3 of the London Borough of Camden Local Plan 2017.

13 Archaeology

No below ground demolition or construction shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no below ground demolition or any construction shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- a.) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- b.) Where appropriate, details of a programme for delivering related positive public benefits
- c.) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: Development must not commence before this condition is discharged to safeguard the heritage of the borough by ensuring that any archaeological remains on site are not permanently destroyed, in accordance with policy D2 of the Camden Local Plan 2017.

14 SuDS - Further details

Prior to commencement of any development (other than demolition, site clearance and preparation), full details of the sustainable drainage system including water butts, tree pits, rain gardens where feasible, 433m² blue roof (permeable paving) with 57m³ storage capacity, 101m³ western cellular storage tank, and 118m³ eastern cellular storage tank, 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 4l/s approved by the Local Planning Authority. A revised drainage statement, SuDS pro-forma and supporting evidence should be included with the following information:

- The proposed SuDS or drainage measures including storage capacities
- The proposed surface water discharge rates or volumes
- The existing surface water discharge rates and volumes
- Confirmation of sufficient sewer capacity from Thames Water

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.

Prior to above ground works

15 Detailed drawings and samples - student accommodation

Prior to commencement of above ground works (other than demolition, site clearance and preparation), 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:

a) Details, including plans, coloured elevations and sections at 1:20 of all new typical facade junctions (including at ground level, window / external door head and cill, and at junction with roof). To include any ventilation grills, screening, balustrades, parapets, gates, planters and associated elements and lighting fixtures;

b) Detailed plans, coloured elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:20;

c) Bay study drawings, including plans, coloured elevations and sections at 1:50 of all typical façade types.

d) Details, including plans of coloured elevations and sections at 1:20 of all cladding and façade treatment/louvres to any mechanical plant or machinery enclosures at roof terrace levels;

e) Manufacturer's specification details, including high resolution photographs, of all facing materials (to be submitted to the Local Planning Authority) and samples at a minimum of 0.5m x 0.5m of those materials (to be provided on site). The details shall demonstrate how solar glare impact will be mitigated.

f) Sample panel(s) of typical sections of the façade at 1:1 scale (minimum 2m x 2m in size) of each façade material including a glazed opening, showing reveal and header detail and neighbouring facing materials. To include reclaimed bricks proposed to be used at lower levels. To be installed on site for review, or at alternative pre-arranged location if necessitated by construction methodology.

g) Detailed drawings of gates, railings, doors and louvres on all parts of buildings which face the public realm.

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

Reason: To safeguard the appearance of the buildings and the character and appearance of the wider area and mitigate solar glare in accordance with the requirements of Policies A1, D1 and D2 of the Camden Local Plan 2017.

16 Detailed drawings/samples - affordable housing building

Prior to commencement of above ground works (other than demolition, site clearance and preparation), 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:

- a) Details, including plans, coloured elevations and sections at 1:20 of all new typical facade junctions (including at ground level, window / external door head and cill, and at junction with roof). To include any ventilation grills, screening, balustrades, parapets, gates, planters and associated elements and lighting fixtures;
- b) Bay study drawings, including plans, coloured elevations and sections at 1:50 of all typical façade types.
- c) Details, including plans of coloured elevations and sections at 1:20 of all cladding and façade treatment/louvres to any mechanical plant or machinery enclosures at roof terrace levels;
- d) Manufacturer's specification details, including high resolution photographs, of all facing materials (to be submitted to the Local Planning Authority) and samples at a minimum of 0.5m x 0.5m of those materials (to be provided on site). The details shall demonstrate how solar glare impact will be mitigated.
- e) Sample panel(s) of typical sections of the façade at 1:1 scale (minimum 2m x 2m in size) of each façade material including a glazed opening, showing reveal and header detail and neighbouring facing materials. To be installed on site for review, or at alternative pre-arranged location if necessitated by construction methodology.
- f) Detailed drawings of gates, railings, doors and louvres on all parts of buildings which face the public realm.

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

Reason: In order to safeguard the appearance of the buildings and the character and appearance of the wider area and mitigate solar glare in accordance with the requirements of Policies A1, D1 and D2 of the Camden Local Plan 2017.

17 Mechanical ventilation

Prior to commencement of above ground works (other than demolition, site clearance and preparation), 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, railways and the emergency generator flue 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 SI 1.

18 Cycle parking

Prior to commencement of above ground works (other than demolition, site clearance and preparation), full details of the long-stay and short-stay cycle parking facilities, including accessible and cargo bike provision, shall be submitted to and approved in writing by the local planning authority.

The approved cycle parking facilities shall thereafter be provided in their entirety prior to the occupation of the relevant part of the development and shall thereafter be retained.

Reason: To ensure the scheme makes adequate provision for cycle users in accordance with policies T1 and T2 of the London Borough of Camden Local Plan 2017

19 Living roofs

Prior to commencement of above ground works (other than demolition, site clearance and preparation), full details in respect of the biodiverse intensive green roofs, to include the areas underneath the solar PV panels, shall be submitted to and approved in writing by the local planning authority. The design of the green roofs should follow the definition of Biodiverse Green roof in the GRO Green Roof Code 2021, and details submitted shall include the following:

- a) maintenance plan;
- b) a section at a scale of 1:20 showing a minimum of 150mm substrate depth for storage;
- c) a planting schedule including species and planting density; and
- d) other habitat features to be included.

The development shall be carried out in accordance with the details approved and shall be fully implemented before the premises are first occupied.

Reason: To ensure the development is sustainable and promotes biodiversity in line with Camden Local Plan policies CC1, CC3 and A3.

20 Flood protection

Prior to commencement of above ground works (other than demolition, site clearance and preparation), to minimise flood risk through flood protection measures (including specifically the vulnerable plant in the basement,) a Flood Risk Emergency Plan should be submitted to and approved in writing by the local planning authority. The plan shall be prepared in accordance with the aims and objectives of the ADEPT/Environment Agency Flood Risk Emergency Plans for New Development guidance. The development shall thereafter be constructed in accordance with the approved details.

Reason: To protect the occupants in the event of a flood in accordance with policy CC3 of the London Borough of Camden Local Plan 2017.

21 Sound insulation and noise protection

Prior to above ground works (other than demolition, site clearance and preparation), details shall be submitted to and approved in writing by the Council, of the sound insulation and vibration protection measures in the buildings, both for the student living accommodation and the housing block approved. Details shall demonstrate:

- a.) that the design and structure of the development shall be of such a

standard that all rooms within the flats are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime (07:00 to 23:00 hours) and more than 30 dB LAeq 8 hrs at night (23:00 to 07:00 hours the next day).

b.) that the sound insulation ensures that noise levels from music/entertainment noise in the 63Hz and 125Hz octave centre frequency bands (Leq) should be controlled so as not to exceed 47dB and 41dB (Leq) respectively in bedrooms, and 51dB and 46dB (Leq) respectively within other habitable rooms.

c.) that the vibration dose values do not exceed 0.4m/s^{1.75} between 07.00 and 23.00 hours, and 0.26m/s^{1.75} between 23.00 and 07.00 hours, as calculated in accordance with BS 6472-1:2008, entitled "Guide to Evaluation of Human Exposure to Vibration in Buildings", [1Hz to 80Hz] within any residential habitable room.

The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained. The building and abatement measures as implemented shall ensure music noise levels in the 63Hz and 125Hz octave centre frequency bands (Leq) from any entertainment premises do not to exceed 47dB and 41dB (Leq) respectively in bedrooms, and 51dB and 46dB (Leq) respectively within other habitable rooms.

Reason: To ensure that the amenity of future occupiers of the development are not adversely affected by noise and vibration from nearby entertainment venues, mechanical installations, rail and traffic, and to protect the long term viability and operation of music venues in the area, in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

22 Landscaping

Prior to commencement of above ground works (other than demolition, site clearance and preparation), details of hard and soft landscaping and means of enclosure of all un-built, open areas and a timetable for implementation, shall be submitted to and approved in writing by the local planning authority. The details shall include tree planting schedule (including replacement trees) including species and tree pit sizes, any proposed earthworks including grading, mounding and other changes in ground levels. The development shall be carried out in accordance with the approved details and timetable.

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.

23 Bird and bat boxes

Prior to commencement of above ground works (other than demolition, site clearance and preparation), details of the location of the following should be submitted to and approved in writing by the Local Planning Authority:

a) Details of the locations of six nest boxes suitable for black redstarts to be positioned in association with the biodiverse intensive green roofs.

b) Details of location of six swift nesting boxes and six bat boxes to be incorporated into the fabric of the building.

The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter permanently 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 and policy A3 of the Camden Local Plan 2017.

24 Solar PV

Prior to commencement of above ground works (other than demolition, site clearance and preparation), drawings, overshadowing assessment and data sheets aiming to maximise the provision of solar photovoltaics by showing the location, extent and energy generation capacity (at least 30.4kWp) 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 meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

25 Play space

Prior to commencement of above ground works (other than demolition, site clearance and preparation), the following detailed should be submitted and approved in writing by the Local Planning Authority:

a.) an inclusive play strategy, including specifications of play equipment and surfaces, their suitability for the intended age groups shall be submitted to and approved in writing by the local planning authority.

b.) a vegetative barrier of a sufficient height, density and mix of species to minimise the movement of pollution from the railway to the playground. The effectiveness of the proposed barrier shall be evidenced through modelling results.

The approved play spaces shall be provided in their entirety in accordance prior to occupation and shall be permanently retained thereafter

Reason: To support the amenities of the proposed development and the wider area generally and ensure the development is suitable for children, in accordance with the requirements of A1, CC4 and H7 of the Camden Local Plan 2017.

26 Diesel back-up generators

Prior to commencement of above ground works (other than demolition, site clearance and preparation), details of the proposed Emergency Diesel Generator Plant and any associated abatement technologies including make, model and emission details shall have been submitted to and approved by the Local Planning Authority in writing. Generators should be appropriately sized for life saving functions only, alternatives to diesel fully considered and testing minimised. Testing should only take place for a maximum of 10 hours per year. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and details of emission certificates by an accredited MCERTS organisation shall be provided following installation and thereafter every three years to verify compliance with regulations made by the Secretary of State.

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

27 Air Source Heat Pumps

Prior to commencement of above ground works (other than demolition, site clearance and preparation), details, drawings and data sheets showing the location, Seasonal Coefficient of Performance (SCOP) of 3.4 or more (unless it can be shown that the maximum SCOP for heating has been achieved for a system which is suitable for connection to a district heating network 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 meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The active cooling should not be activated unless the internal temperature exceeds 22 degrees Celcius. 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.

Prior to occupation or use

28 Privacy screens - self-contained housing

Prior to first occupation of the affordable housing, details of measures, such as privacy screens to upper floor terraces and balconies, to protect the privacy of occupants of the development shall be submitted to and approved in writing by the local planning authority.

All such measures shall be implemented prior to first occupation of the development and shall be permanently retained.

Reason: To ensure adequate levels of privacy for future occupiers in accordance with policy A1 of the Camden Local Plan 2017.

29 Lighting Strategy

Prior to occupation, a detailed lighting strategy for the relevant areas of the public realm and fittings to the exterior of buildings shall be submitted to and approved in writing by the local planning authority.

The lighting shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In the interest of ecology, visual amenity and promoting a safe and secure environment in accordance with policies A1, A2, A3 and C5 of the Camden local Plan.

30 Signage Strategy

Prior to occupation of the commercial units, a signage strategy for the proposed ground floor unit frontages shall be submitted to and approved in writing by the Local Planning Authority.

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

31 Refuse and recycling

Prior to first occupation of each use, the refuse and recycling storage areas relating to that use shall be completed and made available for all occupants of that block. 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

32 SuDS - Evidence of installation

Prior to occupation, evidence that the SUDS system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies

33 Whole Life-Cycle Carbon Assessment

Prior to the occupation of the development:

- a) the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. The post-construction assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance and
- b) confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with the requirements of policy CC1 and CC2 of the London Borough of Camden Local Plan 2017.

34 Post-construction monitoring report

Prior to the occupation of the development, a postconstruction monitoring report and spreadsheet should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of any part of the development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with policy S12 of the London Plan 2021.

35 Secured by Design

Prior to occupation, evidence that the plans can achieve secured by design accreditation must be submitted to and approved in writing by the local planning authority in consultation with the Designing Out Crime Officer.

Reason: To ensure the development incorporates design principles which contribute to community safety and security in accordance with policy C5 of the Camden Local Plan 2017.

36 Full fibre connectivity

Prior to occupation of each block, detailed plans demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure full connectivity in line with policy SI6 of the London Plan 2021.

37 Reuse and recycling of demolition waste

The demolition hereby approved shall divert at least 95% of demolition 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, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.

Compliance conditions

38 No 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.

39 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.

40 Plant noise

a.) The external noise level emitted from plant, machinery or equipment (except Air Source Heat Pumps) at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, 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 and thereafter be permanently retained.

b.) The external noise levels emitted from the Air Source Heat Pumps shall ensure that the rating level of the noise emitted from the proposed installation located at the site shall not exceed the existing background level at any noise sensitive premises when measured and corrected in accordance with BS4142:2014 +A1:2019 "Methods for rating and assessing industrial and commercial sound.

Reason: To ensure that the amenity of occupiers of the site and surrounding premises is not adversely affected by noise from mechanical installations and equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

41 Anti-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 site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

42 Landscaping - replacement planting

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. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

43 Fire Statement

The development shall be constructed in accordance with, and at all times occupied and managed in strict compliance with, the approved Fire Statement (doc ref: Fire Strategy and Gateway 1 Form prepared by Ashton Fire ref. AF3230 Rev 02, dated June 2024).

Reason: To ensure the development incorporates the necessary fire safety measures in accordance with policies D5 and D12 of the London Plan.

44 Urban Greening Factor (UGF)

The development shall achieve a UGF Score of at least 0.34 prior to occupation and shall be retained as such in perpetuity.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity, character and biodiversity

of the area in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017 and policy G5 of the London Plan 2021.

45 Emergency Generator flues

Unless otherwise agreed in writing by the local planning authority, all combustion flues must terminate at least 1m above the highest roof of the building and any other within a 20m radius, in order to ensure maximum dispersion of pollutants, and must be located away from ventilation intakes and accessible roof gardens and terraces.

Reason: In order to ensure the proposed development does not have a detrimental impact on occupiers of residential premises within the area and to maintain local air quality and ensure that exhaust does not contribute to local air pollution, particularly nitrogen dioxide and particulates PM10 and PM2.5, in accordance with policy CC4 of the London Borough of Camden Local Plan 2017 and London Plan policy SI 1.

46 Housing

The development hereby approved shall provide 30 residential units (Class C3), comprising 17 social affordable rent and 13 intermediate rent units.

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

47 Wheelchair accessible student accommodation

The 29 wheelchair accessible student units shown labelled on the approved floorplans shall be constructed as Wheelchair-Accessible rooms/units to comply with the relevant parts of Part M of the Building Regulations.

Reason: To secure appropriate access for disabled people, older people, and others with mobility constraints, in accordance with policies H6 and C6 of the Camden Local Plan 2017.

48 TMVHR activation

The TMVHR should not be activated unless the internal temperature exceeds 22 degrees Celsius. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: In order to minimise energy consumption and following the energy and cooling hierarchies, in accordance with policies CC1, CC2, D1 of the Camden Local Plan 2017.

Building regulations (imposed optional requirements)

49 Wheelchair and accessible homes (building control optional requirements)

The following dwellings shown labelled on the approved floorplans shall be

constructed as Wheelchair Accessible Dwellings to comply with Part M4(3)(2)(b) of the Building Regulations:

Flat 01_01 (drawing ref. 356_P20.161 Rev I); Flat 02_04 (drawing ref. 356_P20.162 Rev I); Flat 03_04 (drawing ref. 356_P20.162 Rev I)

All other dwellings hereby permitted shall be constructed to comply with Part M4(2) of the Building Regulations.

Reason: To secure appropriate access for disabled people, older people, and others with mobility constraints, in accordance with policies H6 and C6 of the Camden Local Plan 2017.

50 Water use (building control optional requirements)

The residential part of the development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policy CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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.
- 3 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.

4 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 water 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.

5 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.

6 London Underground

The applicant is advised to contact London Underground Infrastructure Protection in advance of assessment of impact to London Underground assets, submission of method statement of the demolition and preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods.

7 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/>".

8 Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

9 Archaeology

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

10 High Speed Two

The applicant is advised that the application site lies adjacent to land that may be required to construct and/or operate Phase One of a high-speed rail line between London and the West Midlands, known as High Speed Two. Powers to construct and operate High Speed Two were secured on 23 February 2017 when Royal Assent was granted for Phase One of HS2. More information can be found at: <https://www.gov.uk/government/collections/high-speed-rail-london-west-midlands-bill>.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The Council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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



Daniel Pope
Chief Planning Officer