

Application ref: 2024/4214/P  
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Date: 6 March 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:

**369-377 Kentish Town Road**  
**London**  
**NW5 2TJ**

Proposal:

Variation of condition 2 (approved plans) of planning permission 2019/0910/P dated 12/03/2020 (varied by 2023/2713/P and 2023/3382/P) for the 'Redevelopment including change of use from car wash (Sui Generis) and erection of part six and part seven storey building plus basement to provide 14 flats (Class C3) at 1st floor and above (with terrace at 5th floor rear and 6th floor level (north elevation); and retail (Class E(a)) or restaurant (Class E(b)) use below incorporating widened pavement to Kentish Town Road, namely reduction in building footprint at ground level, facade amendments, minor height increase on north of site, minor internal layout changes.

Drawing Nos: Existing drawings: A05; A20; A10

Proposed drawings: A90 Rev C; A100 Rev E; A101 Rev D; A105 Rev C; A106 Rev B (updated version sent 27/11/24); A107 Rev B; A150 Rev B; A151 Rev C (updated version sent 27/11/24); A200; Rev B; A201 Rev B; A202 Rev B; A203 Rev C

Documents: Affordable Housing Policy Statement prepared by AHS dated February 2019; Basement Impact Assessment Rev 1 prepared by CGL dated June 2019; Design and Access Statement, prepared by dMFK Architects dated February 2019; Planning Statement, prepared by Savills dated February 2019; Daylight & Sunlight Assessment, prepared by EB7 Environmental dated 7th February 2019; Noise Survey and Acoustic

Design Statement, prepared by Hann Tucker dated 4 February 2019; Train Induced Noise and Vibration Assessment, prepared by Hann Tucker dated 8 February 2019; Energy and Sustainability Statement, prepared by Peter Deer and Associates dated February 2019; Transport Statement, prepared by Caneparo Associates dated February 2019; Delivery and Servicing Management Plan, prepared by Caneparo Associates dated February 2019; Health Impact Assessment, prepared by Savills dated February 2019; Statement of Community Involvement, prepared by Four Communications dated February 2019; Surface Water Drainage Pro-forma; Secure by Design Statement; Flood Risk Assessment and Surface Water Drainage Strategy Report prepared by Price & Myers dated February 2019; Financial Viability Report prepared by AHS dated February 2019; Air Quality Assessment dated April 2019; Interim Stage 2 Cost Plan No 2 prepared by Bristow April 2019; Draft Response to BPS report of 3rd April 2019 prepared by AHS; Area Schedule prepared by dMFK; Mid application updates prepared by dMFK dated April 2019; Supplementary Energy Statement prepared by Peter Deer and Associates dated April 2019; Mid Application Accessibility Design Response prepared by dMFK dated April 2019; Archaeological Desk-based Assessment prepared by Savills dated May 2019; LLFA response prepared by Price & Myers dated April 2019; Appraisal Summary prepared by AHS dated 09/05/2019; Draft Response to BPS report of 3rd April 2019 prepared by AHS; Interim Stage 2 Cost Plan No 2 prepared by Bristow Johnson dated 12 Apr 2019; Technical Note on Basement Impact Assessment prepared by CGL dated 3 June 2019; Archaeological Desk Based Assessment Addendum Note, dated April 2023, prepared by Savills; Civil Engineering Addendum Note, dated July 2023, prepared by Price & Myers; Basement Impact Assessment Addendum, dated August 2023, prepared by CGL; Cover letter re s73 application (dated 27/11/24); Design & Access statement (prepared by dmfk, dated September 2024); Fire statement prepared by Semper (Dated 31st July 2024); Letter re energy & sustainability (dated 31 July 2024)

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 Approved drawings

Existing drawings: A05; A20; A10

Proposed drawings: A90 Rev C; A100 Rev E; A101 Rev D; A105 Rev C; A106 Rev B (updated version sent 27/11/24); A107 Rev B; A150 Rev B; A151 Rev C (updated version sent 27/11/24); A200; Rev B; A201 Rev B; A202 Rev B; A203 Rev C

Documents: Affordable Housing Policy Statement prepared by AHS dated February 2019; Basement Impact Assessment Rev 1 prepared by CGL dated

June 2019; Design and Access Statement, prepared by dMFK Architects dated February 2019; Planning Statement, prepared by Savills dated February 2019; Daylight & Sunlight Assessment, prepared by EB7 Environmental dated 7th February 2019; Noise Survey and Acoustic Design Statement, prepared by Hann Tucker dated 4 February 2019; Train Induced Noise and Vibration Assessment, prepared by Hann Tucker dated 8 February 2019; Energy and Sustainability Statement, prepared by Peter Deer and Associates dated February 2019; Transport Statement, prepared by Caneparo Associates dated February 2019; Delivery and Servicing Management Plan, prepared by Caneparo Associates dated February 2019; Health Impact Assessment, prepared by Savills dated February 2019; Statement of Community Involvement, prepared by Four Communications dated February 2019; Surface Water Drainage Pro-forma; Secure by Design Statement; Flood Risk Assessment and Surface Water Drainage Strategy Report prepared by Price & Myers dated February 2019; Financial Viability Report prepared by AHS dated February 2019; Air Quality Assessment dated April 2019; Interim Stage 2 Cost Plan No 2 prepared by Bristow April 2019; Draft Response to BPS report of 3rd April 2019 prepared by AHS; Area Schedule prepared by dMFK; Mid application updates prepared by dMFK dated April 2019; Supplementary Energy Statement prepared by Peter Deer and Associates dated April 2019; Mid Application Accessibility Design Response prepared by dMFK dated April 2019; Archaeological Desk-based Assessment prepared by Savills dated May 2019; LLFA response prepared by Price & Myers dated April 2019; Appraisal Summary prepared by AHS dated 09/05/2019; Draft Response to BPS report of 3rd April 2019 prepared by AHS; Interim Stage 2 Cost Plan No 2 prepared by Bristow Johnson dated 12 Apr 2019; Technical Note on Basement Impact Assessment prepared by CGL dated 3 June 2019; Cover letter re s73 application (dated 27/11/24); Design & Access statement (prepared by dmfk, dated September 2024); Fire statement prepared by Semper (Dated 31st July 2024); Letter re energy & sustainability (dated 31 July 2024); Archaeological Desk Based Assessment Addendum Note, dated April 2023, prepared by Savills; Civil Engineering Addendum Note, dated July 2023, prepared by Price & Myers; Basement Impact Assessment Addendum, dated August 2023, prepared by CGL

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

### 3 Detailed drawings / samples

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:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
- b) Plan, elevation and section drawings, including fascia and glazing panels of the new shopfronts at a scale of 1:10;
- 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).

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 premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

4 Sample panel of brickwork

Before the brickwork is commenced, a sample panel (1m x 1m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the brickwork has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

5 No external services / equipment

Unless shown on approved drawings, no lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

6 Noise levels in dwellings

The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development are not adversely affected by noise and vibration in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

7 Sound insulation between dwellings

The development shall be carried out in accordance with the enhanced sound insulation scheme approved under application ref. 2022/4252/P (dated 22/12/2022) or other such details submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to residential occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development are not adversely affected by noise and vibration in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

8 Sound insulation between dwellings and commercial

The development shall be carried out in accordance with the enhanced sound insulation scheme approved under application ref. 2022/4252/P (dated 22/12/2022) or other such details submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to residential occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development are not adversely affected by noise and vibration in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

9 Cycle store

The secure and covered cycle storage areas for 34 cycles (32 for residents and 2 for staff) shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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.

10 Piling method statement

The development shall be carried out in accordance with the piling method statement approved under application ref. 2020/1602/P (dated 06/10/2022) or other such details submitted to and approved by the Local Planning Authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

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.

11 Bird and bat boxes

Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes 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 (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

12 Air quality monitors

The development shall be carried out in accordance with the air quality monitor details approved under application ref. 2023/0618/P (dated 16/02/2023) or other such details submitted to and approved by the Local Planning Authority. The monitors shall be retained and maintained on site for the duration of the development 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 G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

13 Non-road mobile machinery

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 phases 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 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.

14 Part M4(2) compliance

Unit type 1, 2, 4 and 5 (ten units in total), as indicated on plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the London Borough of Camden Local Plan 2017.

15 Part M4(3) compliance

Unit type 3 (four units in total), as indicated on the plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4(3)(2)(a). Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy H6 of London Borough of Camden Local Plan 2017.

16 Sustainable urban drainage

A) The development shall be carried out in accordance with the sustainable drainage system approved under application ref. 2020/1927/P (dated 13/02/2023) or other such details submitted to and approved by the Local Planning Authority.

B) Prior to occupation of the development, evidence that the sustainable drainage system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local 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 CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

17 Waste store

The waste stores hereby approved shall be provided prior to the first occupation of the development 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, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

18 Chartered engineer

The development shall be carried out in accordance with the details approved under application ref. 2022/2791/P (dated 26/10/2022) relating to the appointment of a suitably qualified chartered engineer. Any subsequent change or reappointment shall be submitted to and approved in writing by the Local Planning Authority. The engineer shall be retained 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 and A5 of the London Borough of Camden Local Plan 2017.

19 Development in accordance with BIA

The development shall be carried out in strict accordance with the conclusions, methodologies and recommendations of the Basement Impact Assessment Rev 1 (prepared by CGL, dated June 2019) and Basement Impact Assessment Addendum (dated August 2023, prepared by CGL) hereby approved.

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 A5, D1 and CC3 of the London Borough of Camden Local Plan 2017.

## 20 Noise

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, and A1 of the London Borough of Camden Local Plan 2017.

## 21 Plant

Prior to the first occupation of the development, full details of a scheme for extraction, ventilation and cooling including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The development shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

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.

## 22 Vibration

Vibration within residential premises shall meet a level that has low probability of adverse comment.

Reason: To ensure that the amenity of occupiers of the development are not adversely affected by vibration in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

## 23 Mechanical Ventilation

Prior to commencement of above ground works (excluding demolition and site preparation works), full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack 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 safeguard the amenities of future occupiers in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.



24 Hours of use

The Class E use hereby permitted shall not be carried out outside the following times 06:00 hours and 24:00 hours Mondays to Saturdays; and 07:30 hours and 23:00 hours on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC1, TC2, and TC4 of the London Borough of Camden Local Plan 2017.

25 Thames Water

Prior to occupation, in consultation with Thames Water, confirmation shall be submitted to and approved in writing by the local planning authority that either: all combined water network upgrades required to accommodate the additional flows from the development have been completed; or a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: To avoid sewer flooding and/or potential pollution incidents in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

26 London Underground

The development shall be carried out in accordance with the detailed design and method statements approved under application ref. 2020/1602/P (dated 06/10/2022) or other such details that have been submitted and approved in writing by the Local Planning Authority.

Reason: In order to protect London Underground Infrastructure in accordance with Policy T3 of the London Borough of Camden Local Plan 2017.

27 Revised energy statement

The development should be carried out in accordance with the revised energy statement approved under application ref. 2020/1602/P (dated 06/10/2022) or other such details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

28 Revised Sustainability Strategy

The development should be carried out in accordance with the revised sustainability statement approved under application ref. 2020/1602/P (dated 06/10/2022) or other such details that have been submitted to and approved in

writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policy CC2 and CC3 of the London Borough of Camden Local Plan 2017.

## 29 Solar PVs

The development should be carried out in accordance with the Solar PV details and data sheets approved under application ref. 2020/1602/P (dated 06/10/2022) or other such details that have been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed in full accordance with the details thus approved 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.

## 30 Rainwater harvesting or greywater recycling

The development shall be carried out in accordance with the feasibility assessment for rainwater harvesting or greywater recycling approved under application ref. 2020/1927/P (dated 13/02/2023) or other such details that have been submitted to and approved in writing by the Local Planning Authority. 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 Policies.

## 31 Water use

The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

## 32 Revised Air Quality Risk Assessment

The development should be carried out in accordance with the revised Air Quality Risk Assessment approved under application ref.2020/1927/P (dated 13/02/2023) or other such details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

### 33 Fire Statement

No above ground new development shall commence until a Fire Statement has been 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. The development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with Policy D11 of the Draft London Plan and Policy 7.13 of the London Plan March 2016.

#### Informative(s):

##### 1 Reasons for granting

The consented scheme (planning permission ref. 2019/0910/P) is for a six storey building that rises to seven at the southern corner and occupies much of the development plot. It comprises a ground floor commercial unit with residential accommodation above.

The proposed amendments relate to design changes only. The uses and unit mix would remain as per the implemented scheme.

The key design revisions include amendments to the façade design to reinforce context-based principles set out in original planning proposals and to deal with issues around structural facade bands, increasing the extent of public external space around the ground floor and minor internal layout changes to satisfy regulations and site constraints.

The consented scheme referenced the facades of key buildings within the context, such as The Assembly House and The Bull & Gate, which are composed of three main parts: a strong base, a set forward retail base, a set-back upper body and, on some a celebratory top making a corner. As such the proposed building has a defined 'base' 'middle' and 'top' with a clearly marked corner. The updated facade design reinforces this approach with subtle changes that provide greater variation between the three elements: the base is more clearly defined by stepping the facade back at ground floor and proposing textured brick to provide a form of rustication and the rhythm of the top storeys is strengthened to distinguish the top storeys as a roof form.

The consented scheme included horizontal banding expressed with red stone coloured detailing, which presents some technical issues that may affect the quality of the design. This is therefore proposed to be replaced with a double vertical brick soldier course, which maintains the expression of horizontality - a

key design element of the approved scheme. There are several benefits to this approach including a consistency in colour and finish.

A key part of the façade design was to create a rich and engaging elevations through the use of textured brick. Some drawbacks were identified relating to water ingress, maintenance and weathering. This proposal presents an approach using a raked brick finish to express the recessed panel elements in the 'second layer' of the facade. This method maintains a textured appearance to the facade without the above drawbacks and is considered acceptable alternative.

The shutters proposed on the southeastern corner elevation are removed for health and safety reasons relating to ongoing maintenance. The final proposal incorporates fixed, full height windows with slender metal ribs to lower floor windows and a precast spandrel panel defining the top floor. This revised proposal is considered acceptable.

The consented scheme sets the ground floor of the building back by 1.2m between the building and the railway wall to allow for a future pedestrian/cycle connection to Murphy's Yard. The updated proposals here increase this to 2m providing a more generous route which is welcomed. The structure has also been pulled back from the corner of the building allowing a better flow of public space in this location.

2

The ASHPs have been relocated from ground floor level to roof level to allow for sufficient air flow. To conceal these in views from street level, the height of the north parapet is to increase by around 0.5m. In the context of the overall scheme, the increase is minor and avoids an excessively bulky appearance in views down Kentish Town Road.

Other updates include minor amendments to improve internal layout including an adjusted core layout to provide better circulation and a reconfigured entrance layout providing refuge from the street, which will provide a better arrival experience for residents.

The party wall is moved 150mm away from site boundary due to site tolerances with existing building adjacent, which will have no material impact on the appearance of the building.

Overall, the revised proposals reinforce the principles set out in the original permission and design development represents an improvement to certain elements of the scheme.

There are no amenity issues associated with the proposal that could cause adverse impacts on the amenity of adjoining residential occupiers. A condition limiting noise levels to from the roof level ASHP to within the parameters of policy A4 is attached.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework and the Kentish Town Neighbourhood Plan 2016.

- 3 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).
- 4 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.
- 5 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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 6 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.

- 7 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 London Borough of Camden 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.
- 8 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.
- 9 You are advised that condition 24 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 10 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

- 11 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.
- 12 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 13 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.

- 14 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.
- 15 You are advised that 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.
- 16 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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