

DATED

24 April

2025

(1) CAMDEN LIVING HOUSING ASSOCIATION LIMITED

and

**(2) THE MAYOR AND BURGESSES OF
THE LONDON BOROUGH OF CAMDEN**

A G R E E M E N T

relating to land known as

**CENTRAL SOMERS TOWN, INCLUDING LAND AT POLYGON ROAD OPEN SPACE,
EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE
STREET OPEN SPACE, LONDON NW1
(PLOTS 5 AND 6 KNOWN AS MARY SHELLY HOUSE AND JOHN DOWLING HOUSE)**

pursuant to

Section 106 of the Town and Country Planning Act 1990 (as amended);

Section 16 of the Greater London Council (General Powers) Act 1974;

Section 111 of the Local Government Act 1972; and

Section 1(1) of the Localism Act 2011

Andrew Maughan
Borough Solicitor
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP

Tel: 020 7974 5826

CLS/COM/ESA/1210336
FINAL

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THIS AGREEMENT is made the

24th

day of

April

2025

BETWEEN:

A. **CAMDEN LIVING HOUSING ASSOCIATION LIMITED** (Co. Regn. No. 15172684) whose registered office is at 5 Pancras Square, London, United Kingdom, N1C 4AG (hereinafter called "the Owner") of the first part

B. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the second part

1. **WHEREAS**

1.1 The Owner entered into a long lease of the Property on [] and is entitled to be registered by the Land Registry as the leasehold proprietor with Title absolute of the Property and will lodge an application to register as such with the Land Registry as soon as reasonably possible after the date of this Agreement subject to a charge to the Council in its capacity as Mortgagee.

1.2 The Owner is the leasehold owner of and is interested in the Property for the purposes of Section 106 of the Act.

1.3 The Council in its capacity as land owner is registered at Land Registry as the freehold proprietor with Title Absolute of the Property under Title Number NGL631887.

1.4 A Planning Application for the Central Somers Town Development of the Central Somers Town Site (including the Property) was submitted to the Council and validated on 4 January 2016 and the Council granted the Planning Permission conditionally on 14 October 2016 under reference number 2015/2704/P subject to a shadow Agreement.

1.5 Condition 108 of the Planning Permission requires any owner with legal locus to enter into a Section 106 Agreement incorporating obligations in respect of the

matters covered by conditions marked with ** in the Planning^c Permission. The Owner now enters into this agreement in to secure the planning obligations relating to Development of the Property in compliance with this condition.

- 1.6 The Council is the local planning authority for the purposes of the Act, is the Highway Authority for the purposes of s278 of the Highways Act 1980 and is the local authority for the purposes of Section 16 of the Greater London Council (General Powers) Act 1974; Section 111 of the Local Government Act 1972; and Section 1(1) of the Localism Act 2011 for the area in which the Property is situated and considers it expedient in the interests of the proper planning of its area that the development of the Property should be restricted or regulated in accordance with this Agreement.
- 1.7 For that purpose the Owner is willing to enter into this Agreement pursuant to the provisions of Section 106 of the Act.

2. **DEFINITIONS**

In this Agreement the following expressions (arranged in alphabetical order) shall unless the context otherwise requires have the following meanings:-

2.1	"Act"	the Town and Country Planning Act 1990 (as amended)
2.2	"Affordable Housing"	low-cost housing including Social Rented Housing, London Affordable Rented Housing and Intermediate Housing that meets the needs of people who cannot afford to occupy homes available in the open market in accordance with the National Planning Policy Framework and successor documents
2.3	"Affordable Housing Units"	thirty-four (34) Social Rented Housing Units within the Development to be constructed fitted out and occupied exclusively as Affordable Housing
2.4	"Agreement"	this Planning Obligation made pursuant to Section 106 of the Act
2.5	"Approved Strategic Partner List"	means a list approved periodically by the Council

		and published on the Council's website comprising Registered Providers that provide and manage Affordable Housing within the London Borough of Camden in accordance with the Council's objectives for Affordable Housing
2.6	"Central Somers Town Development"	<p>demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising:-</p> <ul style="list-style-type: none"> • Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above; • Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m); • Plot 3: Extension of Grade II listed terrace to provide 3 no. dwellings; • Plot 4: Replacement school (Use Class D1); • Plot 5: 20 no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m); • Plot 6: 14 no. residential units; and as amended by • Plot 7: 54 no. residential units over flexible

		<p>A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m)</p> <p>and as amended by:-</p> <p>2022/2855/P dated 24/12/22 for Minor Material Amendment (Section 73) to amend Condition 2 (Approved Drawings), Condition 3 (Design and Access Statement), Condition 18 (Play Space), Condition 26 (Obscure Glazing - Plot 5), Condition 27 (Obscure Glazing - Plot 6) and Condition 82 (Cycle Parking - Public Open Space) of reference 2020/4631/P dated 23/04/2021 to planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 and 2020/4631/P dated 23/04/2021 and 2022/2659/P dated 18/07/2022 namely amendments to plots 5 and 6 including alterations to building footprints, layout of the accommodation and changes to elevations as shown on drawing numbers:-</p> <p>Superseded: A228 A - (00) P100, A228 A - (00) P 102, A228 A - (00) P 103, A228 A - (01) P 100, A228 A - Z5 (01) P 101, A228 A - Z5 (01) P 102, A228 A Z5 - (01) P 103, A228 A Z5 - (01) P 104, A228 A Z5 - (01) P 105, A228 A Z5 - (01) P 106, A228 A Z5 - (01) P 107, A228 A Z5 - (01) P 201, A228 A Z5 - (01) P 202, A228 A Z5 - (01) P 203, A228 A Z5 - (01) P 204, A228 A Z5 - (01) P 210, A228 A Z5 - (01) P 211, A228 A Z5 - (01) P 301, A228 A Z5 - (01) P 302, A228 A Z5 - (01) P 303, A228 A Z6 - (01) P 102, A228 A Z6 - (01) P 103, A228 A Z6 - (01) P 104, A228 A Z6 - (01) P 105, A228 A Z6 - (01) P 106, 2 A228 A Z6 - (01) P 201, A228 A Z6 - (01) P 202, A228 A Z6 - (01) P 203, A228 A Z6 - (01) P 204, A228 A Z6 - (01) P 210, A228 A Z6 - (01) P</p>
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		<p>211, A228 A Z6 - (01) P 301, A228 A Z6 - (01) P 301, A228 A Z6 - (01) P 302, A228 A Z6 - (01) P 303</p> <p>Revised: 3873-LBA-ZZ-ZZ-DR-A-110000-P01, 3873-LBA-Z5-ZZ-DR-A-110001-P01,3873-LBA-Z6-ZZ-DR-A-110002-P01, 3873-LBA-ZZ-ZZ-DR-A-110500-P02, 3873-LBA-Z5-00A-DR-A-120000-P07,3873-LBA-Z5-00B-DR-A-120001-P08,3873-LBA-Z5-01-DR-A 120002-P06,3873-LBA-Z5-02-DR-A-120003-P07, 3873-LBA-Z5-03-DR-A-120004- P05,3873-LBA-Z5-04-DR-A-120005-P05,3873-LBA-Z5-05-DR-A-120006-P02,3873-LBA-Z5-ZZ-DE-A-130000-P06,3873-LBA-Z5-ZZ-DE-A-130003-P08,3873-LBA-Z5-ZZ-DE-A-130001-P06,3873-LBA-Z5-ZZ-DE-A-130002-P07,3873-LBA-Z5-ZZ-DE-A-130010-P02, 3873-LBA-Z5-ZZ-DE-A-130011-P02, 3873-LBA-Z5-ZZ-DS-A-140000-P03,3873-LBA-Z5-ZZ-DS-A-140001-P05,3873-LBA-Z5-ZZ-DS-A-140002-P02, 3873- LBA-Z6-00-DR-A-120500-P08, 3873-LBA-Z6-01-DR-A-120501-P08,3873-LBA-Z6-02-DR-A-120502-P08,3873-LBA-Z6-03-DR-A-120503-P07, 3873-LBA-Z6-04-DR-A-120504-P01, 3873-LBA-Z6-ZZ-DE-A-130500-P06,3873-LBA-Z6-ZZ-DE-A-130503-P07,3873-LBA-Z6-ZZ-DE-A-130501-P06, 3873-LBA-Z6-ZZ-DE-A-130502-P06, 3873- LBA-Z6-ZZ-DE-A-130510-P02,3873-LBA-Z6-ZZ-DE-A-130511-P01,3873-LBA-Z6-ZZ-DS-A-140500-P03, 3873-LBA-Z6-ZZ-DS-A-140501-P03, 3873-LBA-Z6-ZZ-DS-A-140502-P03</p>
2.7	"Central Somers Town Site"	the land known as Central Somers Town Covering Land At Polygon Road Open Space, Edith Neville Primary School 174 Ossulston Street And Purchase Street Open Space London NW1 the same as shown outlined in red on Plan 1 annexed hereto
2.8	"Development"	that part of the Central Somers Town Development relating to the Property

2.9	"Implementation Date"	the date of implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act and references to "Implementation" and "Implement" shall be construed accordingly
2.10	"Occupation Date"	the date when any part of the Development is occupied and the phrases "Occupy", "Occupied" and "Occupation" shall be construed accordingly
2.11	"Parties"	mean the Council, the Owner and the Mortgagee
2.12	"Plan 1"	the plan marked "Plan 1" annexed hereto in the First Schedule showing the Central Somers Town Site
2.13	"Plan 2"	the plan marked "Plan 2" annexed hereto in the First Schedule showing the Property
2.14	"Planning Application"	a planning application in respect of the development Central Somers Town Development of the Central Somers Town Site submitted to the Council and validated on 17 December 2015 under reference number 2015/2704/P
2.15	"Planning Obligations Monitoring Officer"	a planning officer of the Council from time to time allocated to deal with all planning obligations pursuant to S106 of the Act to whom all notices, correspondence, approvals etc must be sent in the manner prescribed at clause 6.1 hereof
2.16	"Planning Permission"	the planning permission granted by the Council on 14 October 2016 in respect of Planning Application for the Central Somers Town Development annexed hereto
2.17	"Property"	the 34 Affordable Housing Units within Plots 5 and 6 known as Mary Shelly House and John Dowling House of the Central Somers Town Site as shown outlined in yellow on Plan 2
2.18	"Registered Provider"	a registered provider of Affordable Housing registered as such by the Regulator and selected from the London Borough of Camden's Approved Strategic Partner List
2.19	"Regulator"	means the Regulator of Social Housing and any

		successor organisation
2.20	"Residents Parking Bay"	a parking place designated by the Council by an order under the Road Traffic Regulation Act 1984 or other relevant legislation for use by residents of the locality in which the Development is situated
2.21	"Residents Parking Permit"	a parking permit issued by the Council under section 45(2) of the Road Traffic Regulation Act 1984 allowing a vehicle to park in Residents Parking Bays
2.22	"Social Rented Housing"	<p>Affordable Housing units available for rent in perpetuity such that:-</p> <ul style="list-style-type: none"> (a) the total cost of rent and service and management charges meets targets for Social Rented Housing set by the Regulator from time to time; (b) comply with the requirements set out for housing of this type in the National Planning Policy Framework and the MHCLG Policy Statement on Rents for Social Housing February 2019 (or successor policies); (c) comply with the requirements of the Mayor of London's Funding Guidance "Homes for Londoners Affordable Homes Programme 2021-26" or successor funding guidance as applicable; (d) is consistent with Camden Supplementary Planning Document "Camden Planning Guidance – Housing: January 2021 "and the requirements set out in paragraph 4.6.4 of the London Plan 2021 or its successor policies (subject to annual reviews); (e) the units are managed by a Registered Provider who has entered into a standard nominations

		agreement with the Council providing for nominations to the Council in respect of all such units within the Development
2.23	"Social Rented Housing Units"	<p>the thirty-four (34) units of Social Rented Housing forming part of the Affordable Housing Units comprising:-</p> <ul style="list-style-type: none"> (a) 14 x 1-bedroom units; (b) 15 x 2-bedroom units (c) 5 x 3-bedroom units <p>the same to be located within the area shown edged yellow on Plan 2 to ensure that:-</p> <ul style="list-style-type: none"> (d) Plot 5 has no less than 20 Social Rented Housing Units within a maximum of 2,136m² gross external area; and (e) Plot 6 has no less than 14 Social Rented Housing Units within a maximum of 1,555m² gross external area
2.24	"Travel Plan Monitoring and Measures Contribution"	<p>the sum of £6,780 (six thousand seven hundred and eighty pounds) that has been paid to the Council in accordance with the terms of this Agreement and applied by the Council for:-</p> <ul style="list-style-type: none"> (i) the monitoring comment advice and approval (where appropriate) on the Owner's draft Travel Plan; and (ii) provision of measures within the Travel Plan such as cycle skills training, Camden's cycle loan scheme and walking initiatives delivered by the Council or voluntary sector partners <p>to be carried out over a six year period from the date of first Occupation of the Development</p>
2.25	"Travel Plan Co-ordinator"	an appropriately qualified and/or experienced person

		appointed by the Owner to deliver the objectives of the Travel Plan and be responsible for the coordination, implementation, reporting and review of the Travel Plan with a view to securing an ongoing process of continuous improvement
2.26	"Travel Plan"	<p>a plan setting out a package of measures to be adopted by the Owner in the management of the Property with a view to inter alia reducing trips in motor vehicles to and from the Property and promoting the use of environmentally friendly transport incorporating (but not limited to) the following:-</p> <ul style="list-style-type: none"> (a) the elements set out in the Fourth Schedule hereto; (b) provision for an initial substantial review of the plan within six months of the Occupation Date ensuring the plan is updated upon receipt of results of the review and further approved in writing by the Council; (c) a mechanism for monitoring and reviewing of the plan on the first anniversary of the Occupation Date; (d) measures to ensure subsequent reviews on the third and fifth anniversary of the Occupation Date using the initial survey referred to in (b) for baseline monitoring, ensuring the plan is updated where required upon receipt of results of the review and further approved in writing by the Council (e) provision for the appointment of Travel Plan Co-ordinator prior to the Occupation Date and a mechanism in place to advise the Council of

		<p>direct contact details and any subsequent changes in the post;</p> <p>(f) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time</p>
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3. **NOW THIS DEED WITNESSETH** as follows:-

- 3.1 This Agreement is made in pursuance of Section 106 of the Act, and is a planning obligation for the purposes of Section 106 as aforesaid, and is also made in pursuance of Section 278 of the Highways Act 1980, Section 16 of the Greater London Council (General Powers) Act 1974, Section 111 of the Local Government Act 1972 and Section 1(1) of the Localism Act 2011 and shall be enforceable by the Council against the Owner as provided herein and against any person deriving title to any part of the Property from the Owner and insofar as it is not a planning obligation its provisions may be enforceable by the Council under any relevant statutory powers. PROVIDED HOWEVER that the Council shall not be bound by the obligations of the Owner in this Agreement insofar as it is the freehold owner and the obligations of the Owner contained herein will only be bound to the freehold proprietor deriving title to the freehold of the Property from the Council and any subsequent derivatives of title thereafter.
- 3.2 Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies, corporations and other artificial persons.
- 3.3 Any reference to a specific statute or statutes include any statutory extension or modification amendment or re-enactment of such statute and any regulation or orders made under such statute.
- 3.4 The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction of interpretation.

- 3.5 It is hereby agreed between the Parties that save for the provisions of clauses 1, 2, 3, 5, 6, 7, 8 and 9 hereof all of which shall come into effect on the date hereof the covenants undertakings and obligations contained within this Agreement shall become binding upon the Owner upon the Implementation Date
- 3.6 The Parties save where the context states otherwise shall include their successors in title.
- 3.7 The Parties acknowledge that the Development shall be treated as being permanently designated as "car free" housing in accordance with Clause 4.2 for all relevant purposes.
- 3.8 Where any approval, agreement, consent, certificate or expression of satisfaction is to be given by the Council under this Agreement such approval, agreement, consent, certificate or expression of satisfaction shall not be unreasonably withheld or delayed.
- 3.9 The Council shall act reasonably and proportionately when seeking to enforce any of the terms of this Agreement including notifying the Owner of any obligation to which the Council considers has been breached and stating what steps the Council considers to be required in order to bring about compliance with such obligation or obligations and allowing a reasonable period of time to rectify such breaches before taking enforcement action and agrees that the obligations in this Agreement shall only be enforceable against the Owner to the extent that they relate to the interest it holds at the relevant time.

4. OBLIGATIONS OF THE OWNER

The Owner hereby covenants with the Council as follows:-

4.1 AFFORDABLE HOUSING

- 4.1.1 To ensure that the Affordable Housing Units shall not be otherwise used, occupied and shall be retained in perpetuity for no purpose other than for the provision of Social Rented Housing for occupation by tenants at rental levels being in accordance with the targets set by the Regulator
- 4.1.2 To ensure that the Affordable Housing Units are constructed, occupied and used solely as Affordable Housing pursuant to the objects and purpose of the Council so as to provide accommodation for the households in need of Affordable Housing in accordance with the definition of the eligible persons criteria as agreed by the Government, the Regulator or the Council from time to time.
- 4.1.3 The Registered Provider, Owner or the Council shall not dispose of its interest in the freehold or leasehold of the Affordable Housing Units or any part thereof (except by way of mortgage) other than to any other Registered Provider registered with the Regulator or any other body organisation or company registered with the Charity Commissioners for England and Wales and approved by the Regulator or the Council.
- 4.1.4 The Third Schedule shall apply in relation to the Affordable Housing Units.

4.2 CAR FREE

- 4.2.1 To ensure that prior to occupying any residential unit (being part of the Development) each new occupier of the Development is informed by the Owner of the Council's policy that they shall not be entitled (unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970) to:
 - (i) be granted a Residents Parking Permit to park a vehicle in a Residents Parking Bay; and

- ° (ii) buy a contract to park within any car park owned, controlled or licensed by the Council.
- 4.2.1 Not to Occupy or use (or permit the Occupation or use of) any residential unit (being part of the Development) at any time during which the occupier of the residential unit holds a Residents Parking Permit to park a vehicle in a Residents Parking Bay or is permitted to park a vehicle in any car park owned, controlled or licensed by the Council unless the occupier is the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970).
- 4.2.1 The Owner for itself and its successors in title to the Property hereby acknowledges that the provision in Clause 4.2.1 and 4.2.2 in this Agreement shall continue to have effect in perpetuity.
- 4.2.1 On or prior to the Occupation Date the Owner shall inform the Council's Planning Obligations Monitoring Officer of the official unit numbers of the residential units forming part of the Development (as issued and agreed by the Council's Street Name and Numbering Department), identifying those residential units that in the Owner's opinion are affected by the Owner's obligation in Clause 4.2.1 and 4.2.2 of this Agreement.
- 4.3 TRAVEL PLAN**
- 4.3.1 The Parties acknowledge that the Travel Plan Monitoring Contribution has been paid to the Council.
- 4.3.2 On or prior to the Occupation Date to submit to the Council the Travel Plan for approval.
- 4.3.3 Not to Occupy or permit Occupation of any part of the Development until such time as the Council has approved the Travel Plan as demonstrated by written notice to that effect.
- 4.3.4 The Owner covenants with the Council that after the Occupation Date the Owner shall not Occupy or permit Occupation of any part of the Development at any time when the Development is not being managed in strict accordance with the Travel

Plan as approved by the Council from time to time and shall not Occupy or permit Occupation of the Development otherwise than in strict accordance with the requirements of the Travel Plan.

5. NOTICE TO THE COUNCIL/OTHER MATTERS

- 5.1 Within seven days following completion of the Development the Owner shall certify in writing to the Planning Obligations Monitoring Officer in the manner outlined at clause 6.1 hereof quoting planning reference 2015/2704/P the date upon which the Development will be ready for Occupation.
- 5.2 The Owner shall act in good faith and shall co-operate with the Council to facilitate the discharge and performance of all obligations contained herein and the Owner shall comply with any reasonable requests of the Council to have access to any part of the Property or any requests to provide documentation within the Owner's possession (at the Owner's expense) for the purposes of monitoring compliance with the obligations contained herein.
- 5.3 The Owner agrees declares and covenants with the Council that it shall observe and perform the conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by this Agreement and further shall jointly and severally indemnify the Council for any expenses or liability arising to the Council in respect of breach by the Owner of any obligations contained herein save to the extent that any act or omission of the Council its employees or agents has caused or contributed to such expenses or liability.
- 5.4 If satisfied as to the compliance of the Owner in respect of any obligation in this Agreement the Council shall (if requested to do so in writing and subject to payment of a fee of £1,000 in respect of each such obligation) provide through its Borough Solicitor a formal written certification of compliance, partial compliance or ongoing compliance (as and if appropriate) with the provisions of any such obligation.
- 5.5 Submission of any plan for approval by the Council under the terms of this Agreement shall be made by the Owner to the Council sending the full document and

any appendices in electronic^o format (where practicable) to the Planning Obligations Monitoring Officer referring to the names dates and Parties to this Agreement and citing the specific clause of this Agreement to which such plan relates quoting the Planning Permission reference 2015/2704/P.

- 5.6 Payment of any contribution pursuant to Clause 4 of this Agreement shall be made by the Owner to the Council sending the full amount via electronic transfer (where practicable) The owner shall notify the Planning Obligations Monitoring Officer that payment has been made referring to names date and Parties to this Agreement and citing the specific clause of this Agreement to which such contribution relates quoting the planning reference 2015/2704/P. Electronic Transfer be made directly to National Westminster Bank of Hampstead Village, Enfield Customer Service Centre, PO Box 145 Baird Road Middlesex EN1 1FN quoting Sort Code 50-30-03 and London Borough of Camden General Account no. 24299480.
- 5.7 All consideration given in accordance with the terms of this Agreement shall be exclusive of any value added tax properly payable in respect thereof and all parties other than the Council shall pay and indemnify the Council against any such value added tax properly payable on any sums paid to the Council under this Agreement upon presentation of an appropriate value added tax invoice addressed to the Owner.
- 5.8 Any sums referred to in this Agreement as payable or to be applied by any party other than the Council under this Agreement shall be paid or applied TOGETHER WITH if such payment or application is made more than three months from the date of this Agreement a further sum ("A") being equal to the original sum payable ("B") multiplied by a figure being a fraction of which the All Items of Retail Prices ("the AllRP") figure last published by the Office for National Statistics at the date hereof is the denominator ("X") and the last AllRP figure published before the date such payment or application is made ("Y") less the last published AllRP figure at the date hereof ("X") is the numerator so that

$$A = B \frac{Y-X}{X}$$

- 5.9 All costs and expenses payable to the Council under this Agreement shall bear interest at the rate of 4% above the Base Rate of the National Westminster Bank plc

from time to time being charged from the date such payment is due until payment is made.

6. **IT IS HEREBY AGREED AND DECLARED** by the Parties hereto that:-

- 6.1 The provisions of Section 196 of the Law of Property Act 1925 (as amended) shall apply to any notice or approval or agreement to be served under or in connection with this Agreement and any such notice or approval shall be in writing and shall specifically refer to the name, date and Parties to the Agreement and shall cite the clause of the Agreement to which it relates and in the case of notice to the Council shall be addressed to the London Borough of Camden, Planning Obligations Officer, Placeshaping Service, Urban Design and Development Team, 2nd Floor, 5 Pancras Square, London, N1C 4AJ and sent to planning obligations on PlanningObligations@camden.gov.uk quoting the planning reference number 2015/2704/P and in the case of any notice or approval or agreement from the Council this shall be signed by a representative of the Council's Environment Department.
- 6.2 This Agreement shall be registered as a Local Land Charge.
- 6.3 The Owner agrees to pay the Council its proper and reasonable legal costs incurred in preparing this Agreement and its monitoring fees on or prior to the date of completion of the Agreement.
- 6.4 The Owner hereby covenants with the Council that it will within 28 days from the date hereof apply to the Chief Land Registrar of the Land Registry to register this Agreement in the Charges Register of the title to the Property and will furnish the Council forthwith with official copies of such title to show the entry of this Agreement in the Charges Register of the title to the Property.
- 6.5 Nothing contained or implied in this Agreement shall prejudice or affect the Council's powers to enforce any specific obligation term or condition nor shall anything contained or implied herein prejudice or affect any provisions, rights, powers, duties and obligations of the Council in the exercise of its functions as Local Planning Authority for the purposes of the Act or as a local authority generally and its rights, powers, duties and obligations under all public and private statutes, bye laws and

regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.

- 6.6 Neither the Owner or the Mortgagee nor their successors in title nor any person deriving title from them shall be bound by the obligations in this Agreement in respect of any period during which it no longer has an interest in the Property but without prejudice to liability for any breach committed prior to the time it disposed of its interest.
- 6.7 For the avoidance of doubt the provisions of this Agreement (other than those contained in this sub-clause) shall not have any effect until this Agreement has been dated.
- 6.8 If the Planning Permission is quashed or revoked or otherwise withdrawn or expires before effluxion of time for the commencement of Development this Agreement shall forthwith determine and cease to have effect.

7. **MORTGAGEE EXEMPTION**

- 7.1 The Mortgagee hereby consents to the completion of this Agreement and agrees to be bound by it and to the same being registered at the Land Registry as provided in Clause 6.4 hereof and for the avoidance of doubt agrees to be bound by the said obligations only in the event that it becomes a mortgagee in possession of the Property.
- 7.2 The Parties agree that the obligations contained in this Agreement shall not be enforceable against any mortgagee or chargee of the whole or any part of the Property unless it takes possession of the Property in which case it will be bound by the obligations as a person deriving title from the Owner.

8. **JOINT AND SEVERAL LIABILITY**

- 8.1 All Covenants made by the Owner in this Agreement are made jointly and severally and shall be enforceable as such.

9. **RIGHTS OF THIRD PARTIES**

9.1 The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement.

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed and the Owner and the Mortgagee have executed this instrument as their Deed the day and year first before written

**EXECUTED AS A DEED BY
CAMDEN LIVING HOUSING ASSOCIATION LIMITED
Acting a Director and Its Witness**

.....
[Redacted Signature]

Director

In the presence of:

.....
[Redacted Signature]

Witness

Name... ROBERT SULLY.....

Address... 14A LUSTY GLAZE ROAD, NEWQUAY, CORNWALL, TR7 3AE

Occupation... CHARTERED SURVEYOR..

CONTINUATION OF S106 AGREEMENT- PLOTS 5² AND 6 KNOWN AS MARY SHELLY HOUSE
AND JOHN DOWLING HOUSE

THE COMMON SEAL OF THE MAYOR)
AND BURGESSES OF THE LONDON)
BOROUGH OF CAMDEN was hereunto)
Affixed by Order:)

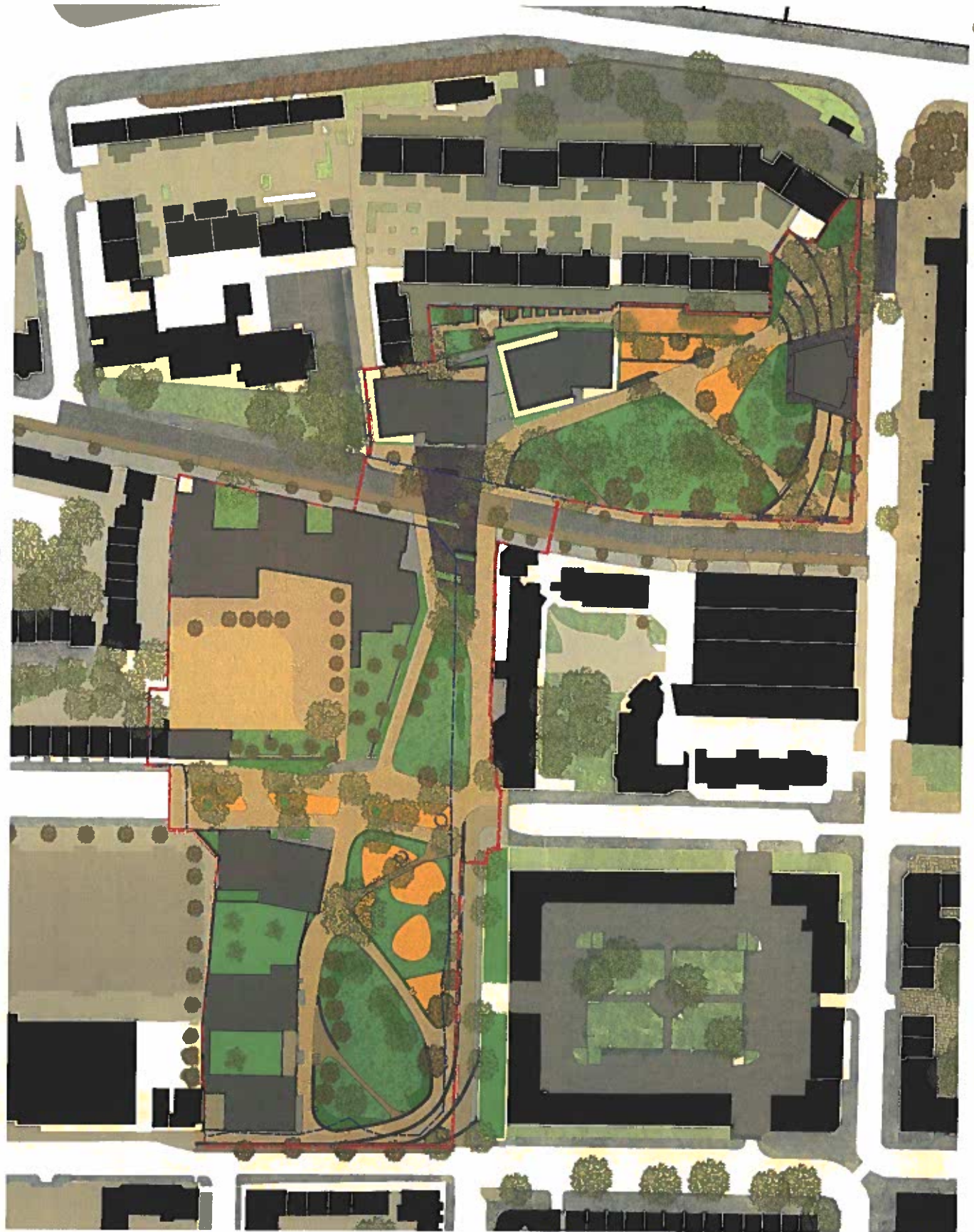
Authorised Signatory

JK Gader



FIRST SCHEDULE PLANS

PLAN 1



Site Boundary
Highway Boundary

PLANNING

DSDHA		2250 1st Avenue, Newmarket, BC V1Y 1G1	
Tel:	905 770 3555	Fax:	905 770 3555
E-mail:	info@dshdha.ca	Website:	www.dshdha.ca
Project:	Central Somers Town		
Client:	Central Somers Town		
Drawing title			
Central Somers Town - Lot 4			
Proposed Rendered Site Masterplan			
Drawn	Rev	Date	Scale
ET	AT	27/11/15	1:1000
Drawing number		Revision	
248-110-P-51		1	
<small> 1. All dimensions are in meters unless otherwise specified. 2. All dimensions are to the center of the lot unless otherwise specified. 3. All dimensions are to the center of the lot unless otherwise specified.</small>			

Motors.

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural faces.
4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
5. This drawing is the copyright of Levis Bernstein and may not be reproduced in any form, or passed to a third party without the written consent of Levis Bernstein.
6. This document is prepared for the sole use of the London Borough of Camden.
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7. Unless indicated otherwise, all Structural and MEPH information shown on this drawing has been designed and checked and controlled by the relevant design team and design responsibility for those elements.

This is not a construction drawing, it is unsuitable for the purpose of construction and must on no account be used as such.

Key:

- Site extents
Community gardens
The block

Rev	Date	Description	OM/BM
P03	2024/10/24	Updated lease drawings	OM/BM
P02	2024/10/21	Updated lease drawings	OM/BM
P01	2024/10/14	First issue	OM/BM

Drawn / Checked

Rev. Date

Central Somers Town, plot 5&6
Camden Residential Development

Chrysomelids (Coleoptera)

3873 - LBA - ZZ - ZZ - DR - A - 110600 P03

1

Proposed Site Plan with Boundary

Publication of this article is part of the special issue entitled "The Role of the Journal of Management Inquiry in the Field of Management Research."

For Information

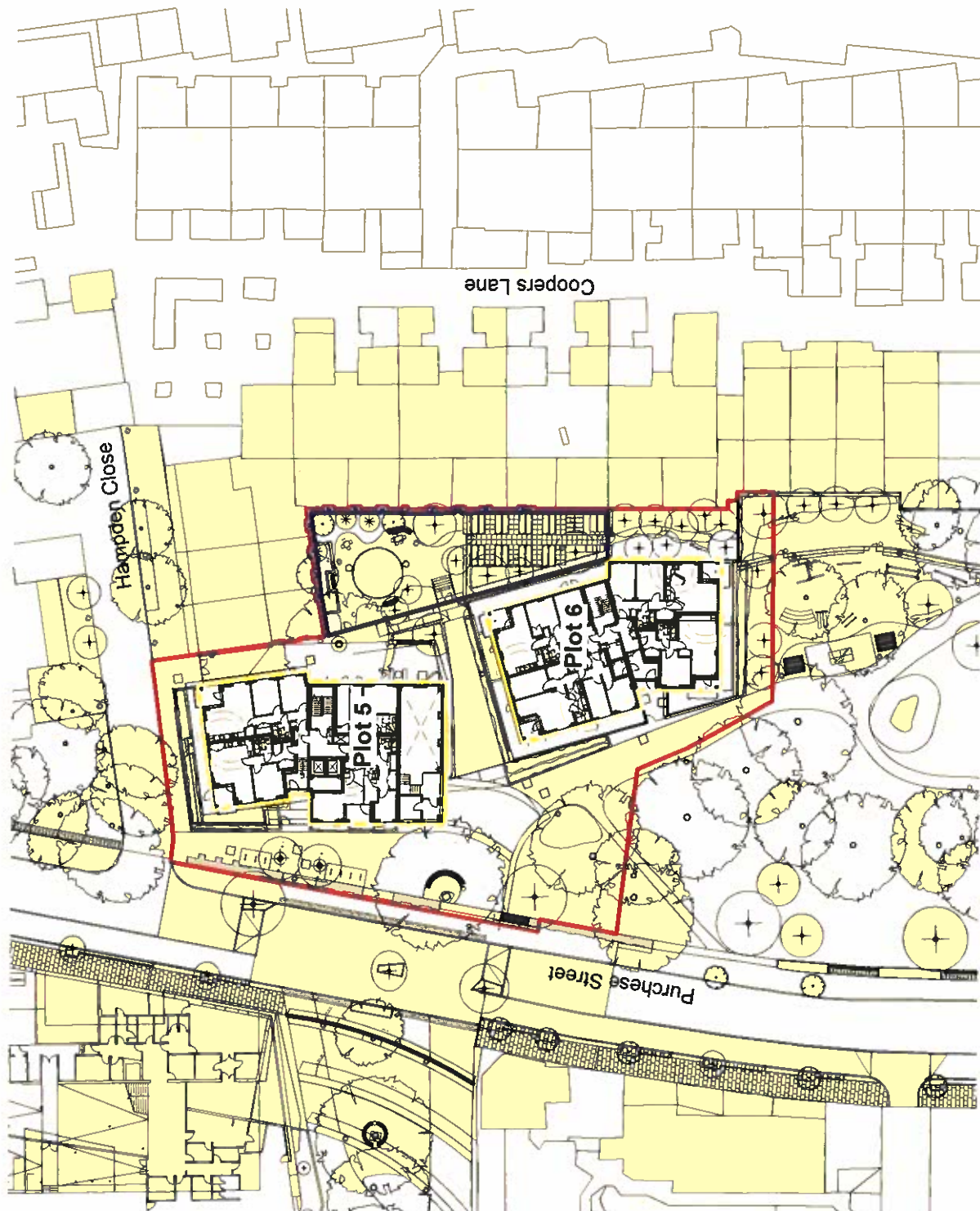
Expenditure

Scale
1 : 500 @ A3
Final issue date
06/08/22

July

London Borough of Camden

Levitt Bernstein
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**SECOND SCHEDULE
PLANNING PERMISSION**

Ms Claire Newbury
Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QL

Application Ref: **2015/2704/P**
Please ask for: **David Fowler**
Telephone: 020 7974 2123

14 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Central Somers Town Covering Land At Polygon Road Open Space
Edith Neville Primary School 174 Ossulston Street And Purchase Street Open Space
London
NW1**

Proposal:

Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising:

- Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above;
- Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);
- Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings;
- Plot 4: Replacement school (Use Class D1) ;
- Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);
- Plot 6: 14no. residential units; and
- Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m).



Provision of 11,765 sqm of public open space along with associated highways works and landscaping.

Drawing Nos:

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

Condition(s) and Reason(s):

- 1 Three years from the date of this permission

This development must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 Approved plans 1: drawings

Whole site

Existing

246-100-P-01, TCP_CNSOMERSTWN_1.

Proposed

246-110-P-50, 246-110-P-51, TCP_CNSOMERSTWN_2.

Plot 1

Existing

057/4002, 057/4010, 057/4050, 057/4051, 057/4052, 057/4053.

Proposed

057/4102, 057/4110, 057/4111, 057/4112, 057/4113, 057/4114, 057/4115, 057/4150, 057/4151, 057/4152, 057/4153, 057/4160, 057/4161, 057/4162, 057/4163, 057/4164, 057/4165, 057/4220, 057/4221, 057/4222, 057/4223, 057/4300, Z(--)232/P2, V(21)006

Plot 2

Existing

(00) P100, (00) P101.

Proposed

(01) P100, (01) P102, (01) P103, (01) P104, (01) P105, (01) P106, (01) P107, (01) P108, (01) P109, (01) P110, (01) P111, (01) P201, (01) P202, (01) P203, (01) P204, (01) P210, (01) P211, (01) P301, (01) P302, (01) P303.

Plot 3

Existing

176 A001, 176b A010.

Proposed

176b A100, 176b A101, 176b A102 R1, 176b A103 R1, 176b A104, 176b A200, 176b A201, 176b A202, 176b A203, 176b A204, 176b A205, 176b A206, 176b A207, 176b A208, 176b A210, 176b A211.

Plot 4

Existing

176 A001, 176 A010, 176 A011.

Proposed

176 A101, 176 A102, 176 A103, 176 A104, 176 A201, 176 A202, 176 A203, 176 A204, 176 A221, 176 A222, 176 A223, 176 A224, 176 A225, 176 A226.

Plots 5 and 6

Existing

A228_A_(00)_P100, A228_A_(00)_P102, A228_A_(00)_P103.

Proposed

A228_A_Z5_(01)_P104, A228_A_Z5_(01)_P105, A228_A_Z5_(01)_P106, A228_A_Z5_(01)_P107, A228_A_Z5_(01)_P201, A228_A_Z5_(01)_P202, A228_A_Z5_(01)_P203, A228_A_Z5_(01)_P204, A228_A_Z5_(01)_P210, A228_A_Z5_(01)_P211, A228_A_Z5_(01)_P301, A228_A_Z5_(01)_P302, A228_A_Z5_(01)_P303, A228_A_Z6_(01)_P102, A228_A_Z6_(01)_P103, A228_A_Z6_(01)_P104, A228_A_Z6_(01)_P105, A228_A_Z6_(01)_P106, A228_A_Z6_(01)_P201, A228_A_Z6_(01)_P202, A228_A_Z6_(01)_P203, A228_A_Z6_(01)_P204, A228_A_Z6_(01)_P210, A228_A_Z6_(01)_P211, A228_A_Z6_(01)_P301, A228_A_Z6_(01)_P302, A228_A_Z6_(01)_P303.

Plot 7

Existing

372-SITE-100_P04, 372-SITE-101_P04

Proposed

372-LB-200_P05, 372-LB-201_P04, 372-LB-202_P04, 372-L01-203_P05, 372-L02-204_P05, 372-L04-205_P05, 372-L05-206_P05, 372-L15-207_P06, 372-L16-208_P06, 372-L17-209_P05, 372-L18-210_P05, 372-L19-211_P05, 372-L20-212_P05, 372-L21-213_P05, 372-L22-214_P05, 372-LB-215_P05, 372-RCP-220_P04, 372-SEC-300_P05, 372-SEC-301_P04, 372-RF-215_P05, 372-ELE-400_P10, 372-ELE-401_P10, 372-ELE-402_P10, 372-ELE-403_P10, 372-ELE-450_P07, 372-ELE-451_P06, 372-ELE-452_P07, 372-ELE-453_P06, 372-ELE-454_P04, 372-ELE-455_P04, 372-ELE-456_P03, 372-ELE-457_P04, 372-ELE-458_P04, 372-ELE-459_P04, 372-ELE-460_P03, 372-ELE-461_P03, 372-ELE-46_P032, 372-ELE-463_P03, 372-ELE-464_P02, 372-ELE-46_P02, 1294-SAC-Z01-ZZ-SM-E-V20-200 P1, 372_SK132_01, 372_SK133_00, 372_SK134_02, P1294 SAC Z01 ZZ SM E V20 200 P1.

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

3 Approved Plans 2: Documents (all plots)

Design and Access Statements

" Design and Access Statement - Masterplan and Landscape (prepared by DSDHA) December 2015

- " Design and Access Statement Rev A - Plot 1 - Community Hub and Housing (prepared by Adam Khan Architects) December 2015
- " Plot 1 Community Facilities - Landscape Design & Access Statement Rev C (prepared by LUC) December 2015
- " Design and Access Statement - Plot 2 - Charrington Street Housing (prepared by Duggan Morris Architects) December 2015
- " Design and Access Statement - Plot 3 - Charrington Street Terraced Housing (prepared by Hayhurst and Co)
- " Design and Access Statement - Plot 4 - Edith Neville School and Children's Centre (prepared by Hayhurst and Co) December 2015
- " Design and Access Statement - Plots 5 and 6 - Purchase Street Housing and Community Centre (prepared by Duggan Morris Architects) December 2015
- " Design and Access Statement - Plot 7 - Brill Place Tower (prepared by DrMM Architects) December 2015

Other documents

- " Planning Statement (prepared by Turley) December 2015
- " Affordable Housing Statement (prepared by Turley) December 2015
- " Contamination Land Assessment (prepared by Buro Happold Engineering) 18 September 2015
- " Transport Assessment Revision P01 (prepared by Civic Engineers) December 2015
- " Framework Delivery and Servicing Plan (prepared by Civic Engineers) December 2015
- " Framework Travel Plan (prepared by Civic Engineers) December 2015
- " Draft Construction Management Plan (produced by BAM Construction) December 2015
- " Heritage, Townscape and Visual Impact Assessment (produced by Turley) December 2015
- " Heritage, Townscape and Visual Impact Assessment: Addendum (produced by Turley) March 2016
- " Flood Risk Assessment (produced by AKT) January 2016
- " Arboricultural Report (prepared by Arboricultural Solutions) December 2015
- " Ecological Site Assessment - Extended Phase 1 Habitat Survey (produced by Penny Anderson Associates Ltd.) December 2015
- " Air Quality Assessment (produced by Ramboll Environ) December 2015
- " Statement of Community Involvement (produced by Camden Council) December 2015
- " Masterplan Energy and Sustainability Statement (produced by Atelier Ten) December 2015
- " Energy and Sustainability Statement - Community Hub (Plot 1) (prepared by Max Fordham) December 2015
- " Plot 1 Community Facilities - Sustainability and Energy Statement REV C (prepared by Max Fordham) December 2015
- " Energy and Sustainability Statement - Plots 2, 5 and 6 Rev D Issue (prepared by Max Fordham) December 2015
- " Energy and Sustainability Statement - Plot 3 Charrington Street Terraced Housing (prepared by Max Fordham)
- " Energy and Sustainability Statement - Plot 4 Edith Neville School and Children's Centre (prepared by Max Fordham) December 2015

- " Energy and Sustainability Statement - Plot 7 Brill Place Housing (Skelly and Couch) December 2015
 - " Polygon Residential, Plot 2 - SUDS Drainage Statement version 1 (prepared by Price & Myers) 20.11.15
 - " Polygon Residential, Plot 5 - SUDS Drainage Statement version 1 (prepared by Price & Myers) 20.11.15
 - " Polygon Residential, Plot 6 - SUDS Drainage Statement version 1 (prepared by Price & Myers) 20.11.15
 - " Daylight and Sunlight Assessment (prepared by Point 2 Surveyors) December 2015
 - " Noise Assessment (prepared by Ramboll Environ) December 2015
 - " Plot 1 Community Facilities - Noise Impact Assessment Revision E (prepared by Max Fordham) December 2015
 - " Plot 2 - Charrington Street Housing, Central Somers Town - Noise Impact Assessment Rev B (prepared by Max Fordham) December 2015
 - " Plot 5 - Purchase Street Housing North and Community Hall and Plot 6 - Purchase Street Housing South, Central Somers Town - Noise Impact Assessment Rev B (prepared by Max Fordham) December 2015
 - " Wind Microclimate Study (prepared by BMT Fluid Mechanics) December 2015
 - " Basement Impact Assessment (prepared by Buro Happold) December 2015
 - " Phase 1 Geo-environmental Desk Study (prepared
- 4 Detailed drawings/samples - Plot 1

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

5 Detailed drawings/samples - Plot 2

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

6 Detailed drawings/samples - Plot 3

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

7 Detailed drawings/samples - Plot 4

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

8 Detailed drawings/samples - Plots 5 & 6

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

9 Detailed drawings/samples - Plot 7

Detailed drawings, and samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.
- b) Details for windows and winter gardens located along the southern side of the building, to Brill Place, showing windows serving the winter gardens secured closed on all levels from Level 15 upwards (including Level 15).
- c) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies and in order to ensure a satisfactory air quality standard at higher levels where permission would not otherwise have been permitted

10 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

11 **Quantum of housing - Plot 1

The development constructed and used pursuant to this permission shall provide when completed:

Plot 1: no less than 10 social rent residential units within a maximum of 1,220sqm gross external area.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

12 **Quantum of housing - Plot 2

The development constructed and used pursuant to this permission shall provide when completed:

No more than 35 residential units within a maximum of 3,648sqm gross external area of market housing floorspace.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

13 **Quantum of housing - Plot 3

The development constructed and used pursuant to this permission shall provide when completed:

No more than 3 residential units within a gross external area minimum of 515.sqm gross external market housing floorspace.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

14 **Quantum of housing - Plots 5 & 6

The development constructed and used pursuant to this permission shall provide when completed:

- (a) Plot 5: no less than 20 social rent residential units within a maximum of 2,136sqm gross external area;
- (b) Plot 6: no less than 14 social rent residential units within a maximum of 1,555sqm gross external area.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

15 **Quantum of housing - Plot 7

The development constructed and used pursuant to this permission shall provide when completed:

No more than 54 residential units within a maximum of 7,153sqm gross external area of market housing floorspace.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

16 Refuse and recycling

Prior to first occupation of the residential units in each plot, the refuse and recycling storage areas shall be completed and made available for occupants of that plot.

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 in the relevant plot and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

17 Play space

Prior to first occupation of the market housing units the children's playspace in the Polygon Road part of the open space shall be completed and made available for use by the public.

This playspace is to be implemented in accordance with detailed designs which have been prepared in consultation with local residents and community groups, and approved in writing by the local planning authority. All approved measures shall be retained and maintained thereafter.

Reason: In order to ensure adequate play space and amenities are available for the future occupants of the dwellings on site in accordance with the requirements of policies CS6, CS15 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 of the London Borough of Camden Local Development Framework Development Policies.

18 Details of gates

Prior to installation, details of the proposed gates to the Community Garden, including a sample shall be submitted to and approved in writing by the Local Planning Authority. The gates shall only be erected in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

19 Roof terraces

No flat roofs within the development shall be used as terraces without the prior express approval in writing of the Local Planning Authority.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

20 Landscape

No development shall take place on the relevant part of the site until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:

- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.
- b) details of proposals for the enhancement of biodiversity,
- c) an open space management plan,
- d) permeable play surfaces for SuDS purposes.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

21 Wind mitigation measures - Plot 7

Details of wind mitigation measures shall be submitted to and approved in writing by the Local Planning Authority before the commencement of works at Plot 7. These measures shall be implemented prior to first occupation.

Reason: To safeguard the amenities of users of the park and public realm, in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

22 Hours of use: community hall - Plot 5

No noise generating activities shall take place within the community hall outside of 0800 to 2300 Monday to Saturday and 0900 to 2200 on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance.

23 Hours of use: school - Plot 3

No noise generating activities shall take place within the school outside of 07:00 to 22.30 hours Monday to Saturday and 09:00 to 21:00 on Sundays and Bank Holidays.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance.

24 Hours of use: MUGA - Plot 1

The MUGA shall not be used outside of 08:00 to 21:00 on any day.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise, disturbance and light pollution.

25 Obscure glazing - Plot 5

All glazing below 1.8m from floor level shall be obscurely glazed and fixed shut for the windows on the upper floors of the northern block of Plot 5 which face east (serving units B03, B06 and B011). This glazing shall be retained permanently thereafter.

Reason: To ensure that the amenity of occupiers of neighbouring residential properties and gardens in the area is not adversely affected by overlooking.

26 Obscure glazing - Plot 6

All glazing below 1.8m from floor level shall be obscurely glazed and fixed shut for the windows on the upper floors of the southern block of Plot 6 which face north-east, directly towards the rear of the Coopers Lane Estate (serving units C03, C07 and C11). This glazing shall be retained permanently thereafter.

Reason: To ensure that the amenity of occupiers of neighbouring residential properties in the area is not adversely affected by overlooking.

27 Louvres - Plot 3

The louvres on the rear elevation of Plot 3 (as shown on drawing 176b A204) shall be installed prior to occupation and maintained in perpetuity.

Reason: To ensure that the school can operate safely and securely.

28 SUDS

Prior to commencement of the relevant part of the development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority in writing. Such details shall include details of the following features:

- Permeable surfacing to all hard standing areas, with a minimum 250mm sub-base, totalling 390m³ attenuation discharging to the public sewer at a reduced rate.
- Details of any weirs required within the sub-base to ensure that the full storage volume is utilised and to avoid lower areas becoming overwhelmed.
- Details of how rainfall falling on impermeable pathways or roads is shed and attenuated in adjacent grassed or planted areas to include swales or bio-retention / rain gardens and details of how these are connected to the sub-base of the paving areas to provide an even greater storage volume.
- A network of perforated pipes collecting the filtered runoff and conveying it to the public sewer.
- Details of permeable surfacing to all play areas.
- Full details of wetland areas

SUDS will be implemented prior to the opening of the relevant parts of the development.

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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

29 Flood Risk Assessment - Plot 1

Prior to commencement of development a Flood Risk Assessment shall be submitted to the local planning authority and approved in writing.

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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

30 Flood Risk Assessment - Plot 2

Prior to commencement of development a Flood Risk Assessment shall be submitted to the local planning authority and approved in writing.

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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

31 Flood Risk Assessment - Plot 3

Prior to commencement of development a Flood Risk Assessment shall be submitted to the local planning authority and approved in writing.

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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

32 Flood Risk Assessment - Plot 4

Prior to commencement of development a Flood Risk Assessment shall be submitted to the local planning authority and approved in writing.

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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

33 Flood Risk Assessment - Plot 5

Prior to commencement of development a Flood Risk Assessment shall be submitted to the local planning authority and approved in writing.

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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

34 Flood Risk Assessment - Plot 6

Prior to commencement of development a Flood Risk Assessment shall be submitted to the local planning authority and approved in writing.

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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

35 Flood Risk Assessment - Plot 7

Prior to commencement of development a Flood Risk Assessment shall be submitted to the local planning authority and approved in writing.

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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

36 Rainwater recycling - Plot 1

Prior to implementation of the relevant part of the development full details of rainwater recycling proposals for Plot 1 shall be submitted to the local planning 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 CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water).

37 Rainwater recycling - Plot 4

Prior to implementation of the relevant part of the development full details of rainwater recycling proposals for Plot 4 shall be submitted to the local planning 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 CS13 (Tackling climate change through promoting higher environmental standards),

DP22 (Promoting sustainable design and construction) and DP23 (Water).

38 Rainwater recycling - Plots 5 & 6

Prior to implementation of the relevant part of the development full details of rainwater recycling proposals for Plots 5 and 6 shall be submitted to the local planning 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 CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water).

39 Water efficiency

The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of each Plot, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water).

40 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] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

41 Living roof details and installation - Plot 1

Full details in respect of the green and brown roofs in the area indicated on the approved roof plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing

that adequate depth is available in terms of the construction and long term viability of the green/brown roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

42 Living roof details and installation - Plot 4

Full details in respect of the green and brown roofs in the area indicated on the approved roof plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green/brown roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

43 Tree protection - Plot 1

Prior to the commencement of any works for Plot 1, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."

Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden

Local Development Framework Development Policies.

44 Tree protection - Plot 2

Prior to the commencement of any works for Plot 2, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."

Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

45 Tree protection - Plot 3

Prior to the commencement of any works for Plot 3, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."

Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

46 Tree protection - Plot 4

Prior to the commencement of any works for Plot 4, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."

Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

47 Tree protection - Plots 5 & 6

Prior to the commencement of any works for Plots 5 & 6, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."

Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

48 Tree protection - Plot 7

Prior to the commencement of any works for Plot 7, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."

Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

49 Precautionary bat survey - Plots 1 and 2

Immediately prior to demolition of Plot 10, an emergence / re-entry bat survey shall be undertaken, by a qualified ecologist, at the southern elevation of the main building, in accordance with recommendations in the daytime bat survey report, which identified features in this location with potential to support bats. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

50 Land contamination - Plot 1

At least 28 days before the development of Plot 1 hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

51 Land contamination - Plot 2

At least 28 days before the development of Plot 2 hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

52 Land contamination - Plot 3

At least 28 days before the development of Plot 3 hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be

sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

53 Land contamination - Plot 4

At least 28 days before the development of Plot 4 hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

54 Land contamination - Plots 5 & 6

At least 28 days before the development of Plots 5 & 6 hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London

Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

55 Land contamination - Plot 7

At least 28 days before the development of Plot 7 hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

56 Site investigation and submission of a remediation scheme for land contamination - Plot 1

Before the development of Plot 1 commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development of this plot commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

57 Site investigation and submission of a remediation scheme for land contamination - Plot 2

Before the development of Plot 2 commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development of this plot commences a remediation scheme shall be agreed

in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

58 Site investigation and submission of a remediation scheme for land contamination - Plot 3

Before the development of Plot 3 commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development of this plot commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

59 Site investigation and submission of a remediation scheme for land contamination - Plot 4

Before the development of Plot 4 commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development of this plot commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

60 Site investigation and submission of a remediation scheme for land contamination - Plots 5 & 6

Before the development of Plots 5 & 6 commences, a site investigation shall be

undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development of these plots commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

61 Site investigation and submission of a remediation scheme for land contamination - Plot 7

Before the development of Plot 7 commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development of this plot commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

62 Reporting and management of significant additional contamination - Plot 1

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development of this plot hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

63 Reporting and management of significant additional contamination - Plot 2

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development of this plot hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

64 Reporting and management of significant additional contamination - Plot 3

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development of this plot hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

65 Reporting and management of significant additional contamination - Plot 4

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development of this plot hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

66 Reporting and management of significant additional contamination - Plots 5 & 6

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall

be submitted to the Local Planning Authority for written approval. Before any part of the development of these plots hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

67 Reporting and management of significant additional contamination - Plot 7

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development of this plot hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

68 Sound insulation - residential/commercial - Plot 1

Prior to commencement of the development of this plot, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely eg. living room and kitchen above bedroom of separate dwelling. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise.

69 Sound insulation - residential/commercial - Plot 2

Prior to commencement of the development of this plot, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely eg. living room and kitchen above bedroom of separate dwelling. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise.

70 Sound insulation - residential/commercial - Plot 5

Prior to commencement of the development of this plot, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely eg. living room and kitchen above bedroom of separate dwelling. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise.

71 Sound insulation - residential/commercial - Plot 7

Prior to commencement of the development of this plot, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely eg. living room and kitchen above bedroom of separate dwelling. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise.

72 Noise levels

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 site is not adversely affected by noise.

73 Plant and equipment

Prior to first use of the relevant part of the development, details of plant machinery shall be submitted to and approved in writing by the Local Planning Authority . The measures shall ensure that the external noise level emitted from plant/machinery/equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA 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. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of

the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment.

74 ** Basement Construction Plan (BCP) - Plot 7

Prior to the commencement of any works (including site clearance, site preparatory and mobilisation) a Basement Construction Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan will set out the extent of engagement with, and how the effects of vibration on the operations of the Francis Crick Institute have been minimised and provide confirmation that the necessary measures to secure the independent review of this plan shall be submitted to and approved in writing by the Local Planning Authority.

The construction of the basement shall only be carried out in accordance with this plan.

Reason: To ensure the proposal would not impact structurally on the area.

75 Cycle parking - Plot 1

Prior to first occupation of Plot 1, the following bicycle parking shall be provided:

- secure and covered parking for 20 resident's bicycles

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies, the London Plan and CPG7 (Transport).

76 Cycle parking - Plot 2

Prior to first occupation of Plot 2, the following bicycle parking shall be provided:

- secure and covered parking for 55 resident's bicycles

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies, the London Plan and CPG7 (Transport).

77 Cycle parking - Plot 4

Prior to first occupation of Plot 4, the following bicycle parking shall be provided :

- a. secure and covered scooter storage for pupils
- b. 14 cycle parking spaces for pupils
- c. 8 secure and covered spaces for staff

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies, the London Plan and CPG7 (Transport).

78 Cycle parking - Plot 5

Prior to first occupation of Plot 5, the following bicycle parking shall be provided :

- secure and covered parking for 31 resident's bicycles

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies, the London Plan and CPG7 (Transport).

79 Cycle parking - Plot 6

Prior to first occupation of Plot 6, the following bicycle parking shall be provided:

- secure and covered parking for 24 resident's bicycles

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies, the London Plan and CPG7 (Transport).

80 Cycle parking - Plot 7

Prior to first occupation of Plot 7, the following bicycle parking shall be provided:

- secure and covered parking for 86 resident's bicycles

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies, the London Plan and CPG7 (Transport).

81 Cycle parking - Public Open Space

Prior to first occupation of 80% of the residential units, 40 public bicycle parking shall be provided on the Public Open Spaces/public realm. All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies, the London Plan and CPG7 (Transport).

82 ** Car free

The proposal will be car free.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

83 ** CMP - Plot 1

Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times

remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

84 ** CMP - Plot 2

Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

85 ** CMP - Plot 3

Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using

good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

86 ** CMP - Plot 4

Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

87 ** CMP - Plot 5 & 6

Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

88 ** CMP - Plot 7

Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing structures (including the removal of the existing railings and MUGA) on the site, the arrangements for liaison with adjoining occupiers specifically the Francis Crick Institute and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise and vibration arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

89 ** School travel plan - Plot 4

Prior to occupation, a School Travel Plan (TP), shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the monitoring and review of the School Travel Plans shall be submitted to and approved in writing by the Local Planning Authority.

The travel plan shall set out measures for an initial substantial review within 6 months, a mechanism for monitoring and reviewing, measures to ensure subsequent reviews on the third and fifth anniversary of the Occupation Date, provision for the appointment of Travel Plan Co-ordinator prior to the Occupation Date, identifying means of ensuring the provision of information to the Council and provision of a mechanism for review.

The school shall not be operated other than in accordance with the Travel Plan as approved.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

90 ** School travel plan monitoring contribution - Plot 4

On or prior to Implementation, confirmation that the necessary measures are in

place to review the School Travel Plan over a six year period from the date of first Occupation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

91 **** Target rents**

The rent in all social housing units shall be set at Camden target rent levels.

Reason: To secure sufficient provision of affordable housing in the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies D3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

92 **** Affordable housing**

Affordable housing shall be provided in accordance with the conditions and approved documents as set out in this decision. All affordable housing units shall be constructed and fitted out as units which are suitable for occupation as affordable housing and shall only be occupied and shall be retained in perpetuity for no purpose other than for the provision of social rented housing in accordance with the targets set by the Regulator; not disposing of any interest in the Affordable Housing Units (except by way of mortgage) other than to any other Registered Social Landlord registered with the Regulator or any other body organisation or company registered with the Charity Commissioners for England and Wales and approved by the Homes and Communities Agency or the Regulator or the Council. The total cost of rent and service and management charges for the affordable housing shall meet targets for Social Rented Housing set by the Regulator.

Reason: To secure sufficient provision of affordable housing in the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies D3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

93 **** Provision of school**

The new school building shall be built and fully fitted out prior to first occupation of any residential units.

Reason: To ensure the provision of the school building in accordance with the requirements of policy CS10 of the London Borough of Camden Local

Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

94 ** Provision of community hall

The new community hall in Plot 5 shall be built and fully fitted out for use prior to first occupation of more than 50% of the residential units in this plot.

Reason: To ensure the provision of the school building in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

95 ** Provision of community hub

The community hub facilities in Plot 1 shall be fully fitted out prior to first occupation of more than 50% of the market residential units.

Reason: To ensure the provision of the school building in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

96 ** Community Access Plan - Community Hall (Plot 5)

A Community Access Plan for the Community Hall shall be submitted to and approved in writing by the Council prior to first operation of the Community Hall.

Reason: To ensure the provision of the school building in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

97 ** Community Access Plan - MUGA (Plot1)

A Community Access Plan for the MUGA shall be submitted and shall be submitted to and approved in writing by the Council prior to first operation of the MUGA.

Reason: To ensure reasonable access to community facilities in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

98 ** Open space improvements

The improvement works to Polygon open space shall be completed prior to occupation of 50% of Plots 2 and 3.

The improvement works to Purchase Street open space shall be completed prior to

occupation of 50% of Plots 5 and 6.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

99 ** Local employment - Plot 1

Prior to commencement the applicant and/or developer shall:

- " work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8.
- " advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- " provide a specified number (to be agreed) of construction or non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, or a specified number (to be agreed) of work experience placements following the completion of the building. Work experience placements can be organised through the council's work experience coordinator, Tom Humphreys, who can be contacted via Thomas.Humphreys@camden.gov.uk.
- " If the build costs of the scheme exceed £3 million the applicant and/or developer shall recruit 1 construction or non-construction apprentice per £3million of build costs, and pay the council a support fee of £1,700 per apprentice as per clause 8.17 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.
- " If the value of the scheme exceeds £1 million, the applicant and/or developer must also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8.
- " The applicant and/or developer shall provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

10 0 ** Local employment - Plot 2

Prior to commencement the applicant and/or developer shall:

- " work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8.
- " advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week

before marketing more widely.

" provide a specified number (to be agreed) of construction or non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, or a specified number (to be agreed) of work experience placements following the completion of the building. Work experience placements can be organised through the council's work experience coordinator, Tom Humphreys, who can be contacted via Thomas.Humphreys@camden.gov.uk.

" If the build costs of the scheme exceed £3 million the applicant and/or developer shall recruit 1 construction or non-construction apprentice per £3million of build costs, and pay the council a support fee of £1,700 per apprentice as per clause 8.17 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.

" If the value of the scheme exceeds £1 million, the applicant and/or developer must also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8.

" The applicant and/or developer should deliver at least 1 supplier capacity building workshop/Meet the Buyer event to support Camden SMEs to tender for construction contracts in relation to the development.

" The applicant and/or developer shall provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

10 ** Local employment - Plot 4

1

Prior to commencement the applicant and/or developer shall:

" work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8.

" advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.

" provide a specified number (to be agreed) of construction or non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, or a specified number (to be agreed) of work experience placements following the completion of the building. Work experience placements can be organised through the council's work experience coordinator, Tom Humphreys, who can be contacted via Thomas.Humphreys@camden.gov.uk.

" If the build costs of the scheme exceed £3 million the applicant and/or developer shall recruit 1 construction or non-construction apprentice per £3million of build costs, and pay the council a support fee of £1,700 per apprentice as per clause 8.17 of CPG8. Recruitment of construction apprentices should be

conducted through the Council's King's Cross Construction Skills Centre.

" If the value of the scheme exceeds £1 million, the applicant and/or developer must also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8.

" The applicant and/or developer shall provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

10 ** Local employment - Plots 5 & 6

2

Prior to commencement the applicant and/or developer shall:

" work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8.

" advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.

" provide a specified number (to be agreed) of construction or non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, or a specified number (to be agreed) of work experience placements following the completion of the building. Work experience placements can be organised through the council's work experience coordinator, Tom Humphreys, who can be contacted via Thomas.Humphreys@camden.gov.uk.

" If the build costs of the scheme exceed £3 million the applicant and/or developer shall recruit 1 construction or non-construction apprentice per £3million of build costs, and pay the council a support fee of £1,700 per apprentice as per clause 8.17 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.

" If the value of the scheme exceeds £1 million, the applicant and/or developer must also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8.

" The applicant and/or developer shall provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

10 ** Local employment - Plot 7

3

Prior to commencement the applicant and/or developer shall:

- " work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8.
- " advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- " provide a specified number (to be agreed) of construction or non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, or a specified number (to be agreed) of work experience placements following the completion of the building. Work experience placements can be organised through the council's work experience coordinator, Tom Humphreys, who can be contacted via Thomas.Humphreys@camden.gov.uk.
- " If the build costs of the scheme exceed £3 million the applicant and/or developer shall recruit 1 construction or non-construction apprentice per £3million of build costs, and pay the council a support fee of £1,700 per apprentice as per clause 8.17 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.
- " If the value of the scheme exceeds £1 million, the applicant and/or developer must also sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8.
- " The S106 should broker a meeting between the end user(s) of the ground floor retail units and the Economic Development team to discuss our employment and skills objectives.
- " The applicant and/or developer should deliver at least 1 supplier capacity building workshop/Meet the Buyer event to support Camden SMEs to tender for construction contracts in relation to the development.
- " The applicant and/or developer shall provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

10 ** BREEAM - Plot 1 4

On or prior to the Implementation Date a sustainability plan shall be submitted to and approved in writing by the local planning authority. Such plan shall:

- (a) be based on a Building Research Establishment Environmental Assessment Method assessment with a target of achieving an Excellent or Outstanding rating and attaining at least 60% of the credits in each of Energy and Water and 40% of the credits in Materials categories;
- (b) include a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying that the measures incorporated in the Sustainability Plan are achievable.

Prior to first occupation of the non-residential elements of the development a post-completion certificate which demonstrates that the employment element has achieved BREEAM Excellent shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

10 ** BREEAM - Plot 4
5

On or prior to the Implementation Date a sustainability plan shall be submitted to and approved in writing by the local planning authority. Such plan shall:

(a) be based on a Building Research Establishment Environmental Assessment Method assessment with a target of achieving an Excellent or Outstanding rating and attaining at least 60% of the credits in each of Energy and Water and 40% of the credits in Materials categories;

(b) demonstrate how the residential element of the development achieves at least Level 4 of the Code for Sustainable Homes attaining at least 50% of the credits in each of the Energy Water and Materials categories and

(c) include a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying that the measures incorporated in the Sustainability Plan are achievable.

Prior to first occupation of the non-residential elements of the development a post-completion certificate which demonstrates that the employment element has achieved BREEAM Excellent shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

10 ** Public Open Space construction plan
6

A plan detailing the areas of the Public Open Space to be closed during construction works and for how long, shall be submitted to and approved in writing by the Local Planning Authority. Public open space shall only be closed for construction works in accordance with this plan.

Reason: To ensure continued public access to sufficient Public Open Space.

10 ** Tree planting contribution
7

On or prior to Implementation, confirmation that the necessary measures to secure tree planting in the area shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

10 Need for a legal agreement
8

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be commenced on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with ** in the planning permission granted on 14/10/2016 (Camden reference 2015/2704/P) and those obligations shall apply to all conditions above marked with **.

Reason: In order to define the permission and to secure development in accordance with policy CS19 of the London

10 ** Pedestrian and Environmental Improvements contribution
9

On or prior to Implementation, confirmation that the necessary measures for the provision of pedestrian, cycling, environmental and public realm improvements in the vicinity of the Development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

11 ** Residential travel plan - Plot 1
0

Prior to occupation, a Residential Travel Plan (TP), shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the monitoring and review of the Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The travel plan shall set out measures for an initial substantial review within 6 months, a mechanism for monitoring and reviewing, measures to ensure subsequent reviews on the third and fifth anniversary of the Occupation Date, provision for the appointment of Travel Plan Co-ordinator prior to the Occupation Date, identifying means of ensuring the provision of information to the Council and provision of a mechanism for review.

The Plot shall not be operated other than in accordance with the Travel Plan as approved.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

11 ** Residential travel plan - Plot 2

1

Prior to occupation, a Residential Travel Plan (TP), shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the monitoring and review of the Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The travel plan shall set out measures for an initial substantial review within 6 months, a mechanism for monitoring and reviewing, measures to ensure subsequent reviews on the third and fifth anniversary of the Occupation Date, provision for the appointment of Travel Plan Co-ordinator prior to the Occupation Date, identifying means of ensuring the provision of information to the Council and provision of a mechanism for review.

The Plot shall not be operated other than in accordance with the Travel Plan as approved.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

11 ** Residential travel plan - Plots 5 & 6

2

Prior to occupation, a Residential Travel Plan (TP), shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the monitoring and review of the Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The travel plan shall set out measures for an initial substantial review within 6 months, a mechanism for monitoring and reviewing, measures to ensure subsequent reviews on the third and fifth anniversary of the Occupation Date, provision for the appointment of Travel Plan Co-ordinator prior to the Occupation Date, identifying means of ensuring the provision of information to the Council and provision of a mechanism for review.

The Plot shall not be operated other than in accordance with the Travel Plan as approved.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with

the requirements of policies CS5 and CS11 of the London Borough of Camden, Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

11 ** Residential travel plan - Plot 7

3

Prior to occupation, a Residential Travel Plan (TP), shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the monitoring and review of the Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The travel plan shall set out measures for an initial substantial review within 6 months, a mechanism for monitoring and reviewing, measures to ensure subsequent reviews on the third and fifth anniversary of the Occupation Date, provision for the appointment of Travel Plan Co-ordinator prior to the Occupation Date, identifying means of ensuring the provision of information to the Council and provision of a mechanism for review.

The Plot shall not be operated other than in accordance with the Travel Plan as approved.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

11 ** Highways works - Plot 1

4

On or prior to the Implementation Date, confirmation that the necessary measures to secure and highways improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

11 ** Highways works - Plot 2

5

On or prior to the Implementation Date, confirmation that the necessary measures to secure and highways improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the

London Borough of Camden Local Development Framework Development Policies.

11
6 ** Highways works - Plot 3

On or prior to the Implementation Date, confirmation that the necessary measures to secure and highways improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

11
7 ** Highways works - Plot 4

On or prior to the Implementation Date, confirmation that the necessary measures to secure and highways improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

11
8 ** Highways works - Plots 5 & 6

On or prior to the Implementation Date, confirmation that the necessary measures to secure and highways improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

11
9 ** Highways works - Plot 7

On or prior to the Implementation Date, confirmation that the necessary measures to secure and highways improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 12
0 ** Level plans - Plot 1
- On or prior to the Implementation Date the Owner shall submit level plans for the approval in writing by the Local Planning Authority.
- Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.
- 12
1 ** Level plans - Plot 2
- On or prior to the Implementation Date the Owner shall submit level plans for the approval in writing by the Local Planning Authority.
- Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.
- 12
2 ** Level plans - Plot 3
- On or prior to the Implementation Date the Owner shall submit level plans for the approval in writing by the Local Planning Authority.
- Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.
- 12
3 ** Level plans - Plot 4
- On or prior to the Implementation Date the Owner shall submit level plans for the approval in writing by the Local Planning Authority.
- Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.
- 12
4 ** Level plans - Plots 5 & 6
- On or prior to the Implementation Date the Owner shall submit level plans for the approval in writing by the Local Planning Authority.
- Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.
- 12
5 ** Level plans - Plot 7
- On or prior to the Implementation Date the Owner shall submit level plans for the approval in writing by the Local Planning Authority.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

12 ** Pedestrian, cyclist and environmental works

6

On or prior to the Implementation Date, confirmation that the necessary measures to secure pedestrian, cyclist and environmental works improvements around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

12 ** Legible London signage

7

On or prior to the Implementation Date, confirmation that the necessary measures to Legible London signage shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the pedestrian environment and public realm is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

12 ** Approval in Principle (AIP) - Plot 7

8

On or prior to the Implementation Date, an Approval in Principle report shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the review and sign off of the Approval in Principle report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposal would not impact structurally on the area.

12 ** Stopping-up order - Plots 1 and 2

9

Prior to implementation of these plots, a stopping-up order for the lane to the north will be submitted to and approved by the highway authority.

Reason: To ensure this lane is legally closed before being developed.

13 ** Construction Working Group (CWG)

0

Prior to implementation a CWG involving local residents, businesses and the

Francis Crick Institute, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses shall be set up. The CWG shall run for the whole course of construction.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

13
1 **** Basement Construction Plan (BCP) - Plot 7**

Prior to implementation of this plot, a Basement Construction Plan shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the independent review of this plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposal would not impact structurally on the area.

13
2 **Biodiversity Enhancements - Plot 1**

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

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

13
3 **Biodiversity Enhancements - Plot 2**

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

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

13
4 Biodiversity Enhancements - Plot 4

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

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

13
5 Biodiversity Enhancements - Plot 5

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

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

13
6 Biodiversity Enhancements - Plot 6

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

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

13
7 ** Community Access Plan - School (Plot 1)

A Community Access Plan for the School shall be submitted and shall be submitted to and approved in writing by the Council prior to first operation of the

school.

Reason: To ensure reasonable access to community facilities in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

13 Tree protection - Public Open Space
8

Prior to the commencement of works on the relevant part of the Public Open Spaces, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."

Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

13 Tree protection - community garden
9

Prior to the commencement of works on the community garden, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."

Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies

14 **Management Plan
0

Prior to the commencement of any development associated with the Brill Place tower (Plot 7) hereby permitted, the applicant shall submit a Management Plan that shall be drawn up in consultation with the Francis Crick Institute such plan to contain a package of measures designed (a) to mitigate any material impact on the

development from the operations of the FCI (b) to ensure the operations of the FCI is protected as a consequence of the development. This Management Plan shall include :

- (1) Requirements around air quality including assessment of consequences of an emergency "black start" event associated with use of generators in event of total power failure)
- (2) requirement to implement any further measures / commitments needed to address specific air quality impacts
- (3) Type, specification and management regime for the mechanical ventilation system to be adopted within the building and measures to ensure compliance and implementation of the maintenance regime identified including ensuring the replacement of filtration units as set out in the relevant specification(s)
- (4) Measures to mitigate direct views into research laboratories or other parts of the building where sensitive work is undertaken (at no cost to any third party including that of the Francis Crick Institute).

No development shall take place with regards to Plot 7 until the Management Plan has been agreed in writing by the Local Planning Authority and it shall thereafter be implemented and operated wholly in accordance with the details of the Plan approved. Subsequent amendments to the Plan shall be supported by relevant technical/environmental detail and shall follow the same procedures as set out in this condition.

Reason: To ensure long term protection of the continued operation of the unique national importance of the Francis Crick Institute employment use in accordance with Core Strategy Policies CS5 and CS8, and Development Policy DP13 of the London Borough of Camden Local Development Framework 2010.

- 14 1 Plot 1 - Units 1-7 & 9-10, as indicated on plans 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 of these units.

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 CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 14 2 Plot 1 - Unit 8, as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3) Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation of this unit.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policies: CS6 & DP6 of Camden's Local Development Framework 2010.

Informative(s):

1 Conditions marked with **

The matters covered by conditions marked with an ** are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information.

If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.

2 Indicative highways works

The proposed highway works must be treated as indicative at this stage as planning permission does not guarantee that the proposed highway and public realm improvements would be implemented in their current form. Such proposals are always subject to further investigation, consultation, detailed design, and approval by the Highway Authority (in this case the Council).

3 Thames Water - surface water drainage and sewage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800

009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800

009 3921 to discuss the options available at this site.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

4 Thames Water - piling

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

5 Thames Water - Groundwater Risk Management Permit

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. 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.

6 Asbestos

For Plots 1 & 4, there may be a risk of asbestos and you are advised to undertake an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers.

7 Timing of vegetation clearance (breeding birds)

You are advised that all removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation should be undertaken in line with The Wildlife and Countryside Act 1981 (as amended).

8 If the Council retains ownership of the application site although the reference to

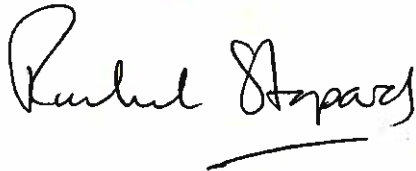
Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities

THIRD SCHEDULE
AFFORDABLE HOUSING EXEMPTIONS

RELEVANT DEFINITIONS

“Charge”

means a mortgage, charge or other security or loan documentation granting a security interest in the Affordable Housing Units (or any number of them) in favour of the Chargee

“Chargee”

means any mortgagee or chargee of the Registered Provider of the Affordable Housing Units (or any number of them) and any receiver (including an administrative receiver) and manager appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator

“Date of Deemed Service”

means, in each instance where a Chargee has served a Default Notice under paragraph 1.1(a) of this Schedule:

- (a) in the case of service by delivery by hand of the Default Notice to the Council's offices at 5 Pancras Square, London, N1C 4AG during opening hours, the date on which the Default Notice is so delivered if it is delivered prior to 4pm or the following Working Day if it is delivered after 4pm; or
- (b) in the case of service by using first class registered post to the Council's offices at Camden Town Hall, Judd Street, London

WC1H 9LP, the second Working Day after the date on which the Default Notice is posted (by being placed in a post box or being collected by or delivered to Royal Mail) PROVIDED THAT the Chargee is able to evidence that the Default Notice was actually delivered to the Council (by Royal Mail proof of delivery or otherwise)

“Default Notice”

means a notice in writing served on the Council by the Chargee under paragraph 1.1(a) of this Schedule of the Chargee's intention to enforce its security over the relevant Affordable Housing Units

“Intention Notice”

means a notice in writing served on the Chargee by the Council under paragraph 1.2 of this Schedule that the Council is minded to purchase the relevant Affordable Housing Units

“Moratorium Period”

means, in each instance where a Chargee has served a Default Notice under paragraph 1.1(a) of this Schedule the period from (and including) the Date of Deemed Service on the Council of the Default Notice to (and including) the date falling three months after such Date of Deemed Service (or such longer period as may be agreed between the Chargee and the Council)

“Option”

means the option to be granted to the Council (and/or its nominated substitute Registered Provider) in accordance with paragraph 1.3 of this Schedule for the purchase of the Affordable Housing Units

“Sums Due”

means all sums due to a Chargee of the Affordable Housing Units pursuant to the terms of

its Charge including (without limitation) all interest and reasonable legal and administrative fees costs and expenses

"Working Day"

means any day except Saturday, Sunday and any bank or public holiday

1 CHARGE

1.1 The restrictions contained in clause 4.1 of this Agreement shall not be binding upon a Chargee PROVIDED THAT a Chargee must:

(a) serve a Default Notice on the Council by delivery by hand to the Council's offices at 5 Pancras Square, London, N1C 4AG during opening hours or using first class registered post to the Council's offices at Camden Town Hall, Judd Street, London WC1H 9LP in either case addressed to the following recipients with a copy of the same notice sent for information only by email to the Planning Obligations Monitoring Officer by way of email at PlanningObligations@camden.gov.uk:-

- i. The Chief Executive;
- ii. Chief Planning Officer;
- iii. The Borough Solicitor;
- iv. The Head of Development Management;
- v. The Housing Commissioning and Partnership Manager; and
- i. The Planning Obligations Monitoring Officer

prior to seeking to dispose of the relevant Affordable Housing Units;

- (b) when serving the Default Notice, provide to the Council official copies of the title registers for the relevant Affordable Housing Units; and
- (c) subject to paragraph 1.6 below, not exercise its power of sale over or otherwise dispose of the relevant Affordable Housing Units before the expiry of the Moratorium Period except in accordance with paragraph 1.3 below.

- 1.2 From the first day of the Moratorium Period to (but excluding) the date falling one calendar month later, the Council may serve an Intention Notice on the Chargee.
- 1.3 Not later than 15 Working Days after service of the Intention Notice (or such later date during the Moratorium Period as may be agreed in writing between the Council and the Chargee), the Chargee will grant the Council (and/or the Council's nominated substitute Registered Provider) an exclusive option to purchase the relevant Affordable Housing Units which shall contain the following terms:
- (a) the sale and purchase will be governed by [the Standard Commercial Property Conditions (Third Edition – 2018 Revision)] (with any variations that may be agreed between the parties to the Option (acting reasonably));
 - (b) the price for the sale and purchase will be agreed in accordance with paragraph 1.4.(b) below or determined in accordance with paragraph 1.5 below;
 - (c) provided that the purchase price has been agreed in accordance with paragraph 1.4(b) below or determined in accordance with paragraph 1.5 below, but subject to paragraph 1.3(d) below, the Council (or its nominated substitute Registered Provider) may (but is not obliged to) exercise the Option and complete the purchase of the relevant Affordable Housing Units at any time prior to the expiry of the Moratorium Period;
 - (d) the Option will expire upon the earlier of (i) notification in writing by the Council (or its nominated substitute Registered Provider) that it no longer intends to exercise the Option and (ii) the expiry of the Moratorium Period; and
 - (e) any other terms agreed between the parties to the Option (acting reasonably).
- 1.4 Following the service of the Intention Notice:
- (a) the Chargee shall use reasonable endeavours to reply to enquiries raised by the Council (or its nominated substitute Registered Provider) in relation to the Affordable Housing Units as expeditiously as possible having regard to the length of the Moratorium Period; and

(b) the Council (or its nominated substitute Registered Provider) and the Chargee shall use reasonable endeavours to agree the purchase price for the relevant Affordable Housing Units, which shall be the higher of:

(i) the price reasonably obtainable in the circumstances having regard to the restrictions as to the use of the relevant Affordable Housing Units contained at clause 4.1 of this Agreement; and

(ii) (unless otherwise agreed in writing between the Council (or its nominated substitute Registered Provider) and the Chargee) the Sums Due.

1.5 On the date falling 10 Working Days after service of the Intention Notice, if the Council (or its nominated substitute Registered Provider) and the Chargee have not agreed the price pursuant to paragraph 1.4(b)(i) above:

(a) the Council (or its nominated substitute Registered Provider) and the Chargee shall use reasonable endeavours to agree the identity of an independent surveyor having at least 10 years' experience in the valuation of affordable/social housing within the London area to determine the dispute and, if the identity is agreed, shall appoint such independent surveyor to determine the dispute;

(b) if, on the date falling 15 Working Days after service of the Intention Notice, the Council (or its nominated substitute Registered Provider) and the Chargee have not been able to agree the identity of an independent surveyor, either party may apply to the President for the time being of the Royal Institution of Chartered Surveyors or his deputy to appoint an independent surveyor having at least 10 years' experience in the valuation of affordable/social housing within the London area to determine the dispute;

(c) the independent surveyor shall determine the price reasonably obtainable referred to at paragraph 1.4(b)(i) above, due regard being had to all the restrictions imposed upon the relevant Affordable Housing Units by this Agreement;

(d) the independent surveyor shall act as an expert and not as an arbitrator;

- (e) the fees and expenses of the independent surveyor are to be borne equally by the parties;
 - (f) the independent surveyor shall make his/her decision and notify the Council, the Council's nominated substitute Registered Provider (if any) and the Chargee of that decision no later than 14 days after his/her appointment and in any event within the Moratorium Period; and
 - (g) the independent surveyor's decision will be final and binding (save in the case of manifest error or fraud).
- 1.6 The Chargee may dispose of the relevant Affordable Housing Units free from the obligations and restrictions contained in clause 4.1 of this Agreement which shall determine absolutely in respect of those Affordable Housing Units (but subject to any existing tenancies) if:
- (a) the Council has not served an Intention Notice before the date falling one calendar month after the first day of the Moratorium Period;
 - (b) the Council (or its nominated substitute Registered Provider) has not exercised the Option and completed the purchase of the relevant Affordable Housing Units on or before the date on which the Moratorium Period expires; or
 - (c) the Council (or its nominated substitute Registered Provider) has notified the Chargee in writing pursuant to the Option that it no longer intends to exercise the Option.
- 1.7 The Council (and its nominated substitute Registered Provider, if any) and the Chargee shall act reasonably in fulfilling their respective obligations under paragraphs 1.1 to 1.6 above (inclusive).

2. TENANTS

- 2.1 The restrictions contained in Clause 4.1 of this Agreement shall not be binding upon any tenant (or person claiming title from such tenant or any successors in title thereto and their respective mortgagees and chargee) of a Registered Provider at the Property who exercises a right to acquire pursuant to the Housing Act 1996 (or any statutory successor thereto) or right to buy (including the preserved right to buy)

pursuant to the Housing Act 1985 (or an statutory successor thereto) or any other statutory provision for the time being in force in respect of any Affordable Housing Unit.

- 2.2 The relevant Registered Provider shall use all reasonable endeavours to apply [*the monies/ net proceeds*] received by the Registered Provider in respect of the sale of any Affordable Housing Unit to such a tenant for the provision of Affordable Housing within the London Borough of Camden in the first instance or, in the event the Registered Provide can show to the Council's reasonable written satisfaction that such funds are unable to be applied within the London Borough of Camden, within the North London Region (or successor region).

THE FOURTH SCHEDULE THE TRAVEL PLAN

PART I: Components of the Travel Plan

The Travel Plan will be a basis for promoting sustainable travel to and from the Property.

The National Planning Policy Framework states that... *"All developments which generate significant amounts of movement should be required to provide a Travel Plan."*

For further advice on developing a Travel Plan see the Transport for London's travel plan guidance website:

<http://www.tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans>

The Owner will implement the Travel Plan where appropriate in partnership with the Council and/or with public transport operators.

In drawing up the Travel Plan ("the Plan") the Owner shall ensure that provisions relating to the following matters are contained within the Plan:-

1. Public Transport and walking

- a. Review the public transport needs of occupiers and visitors and consider potential park and ride type services or shuttle-type services for occupiers, or suggest further enhancements to the scheduled London Bus network
- b. Provide in-house public transport information and ensure that this is regularly updated (both Transport for London and National Rail travel information is available from their respective websites: www.tfl.gov.uk/
www.nationalrail.co.uk)
- c. Consider provision of interest-free annual season ticket/travelcard loans for travel on buses, the underground, trains and trams for any commercial occupiers of the Development
- d. Encourage walking through the provision of information on the best pedestrian routes to and from the Property for occupiers and visitors

2. Taxis and Minicabs

Consideration must be given to the provision and management of Taxi access to the Property

3. Traffic Restraint

The Plan must seek to reduce the volume and impact of vehicles generated by the Development

4. On-Street Parking Controls

The plan should aim to contain the transport impacts of the site (including parking, loading and unloading) to within the curtilage of the site and reduce the impact of the site on surrounding on-street parking.

5. Parking and Travel

A review of occupier's travel should have the principal aim of reducing non-essential single occupant driver trips to the site and increasing the proportion of trips undertaken by bicycle and on foot. With regards to car travel and car parking, this should include:

- a. a review and/ or development of criteria to reduce car allowances and include measures to limit the use of car parking and permits in and around the Property.
- b. a review of any on-site parking charges
- c. consideration and/or review of pool vehicles for work related trips including more environmentally friendly vehicles and alternative forms of transport for some trips.
- d. consider the use of partial homeworking/teleworking/teleconferencing where feasible and appropriate

6. Traffic Management

An assessment must be made of the impacts of the proposed car park access changes on existing internal congested traffic flows and seek further enhancements to internal traffic flow to better manage congestion

7. Cycling

The following cycle measures must be provided in sufficient quantity in line with annual travel surveys to be subsequently carried out:

- a. secure and well-lit workplace cycle parking

Consideration shall also be given to providing the following, especially in commercial developments:

- b. changing and showering facilities
- c. cycle allowance for work-related journeys
- d. cycle and equipment loans and insurance
- e. cycle repair facilities
- f. cycle pool for work-related journeys
- g. a Bicycle Users Group (BUG) to progress cyclists issues on site
- h. work with the Council to improve cycle routes to/from the Property

8. Facilities for Goods Movement and Servicing

A Servicing Management Plan for the site must seek to:

- a. identify the number and type of servicing vehicles required for the Property;
- b. Limit the size of vehicle where a larger vehicle will create servicing conflicts;
- c. Manage the timing of deliveries to avoid conflict with other servicing vehicles, conflict with loading or parking restrictions in the area or conflict with heavy pedestrian or traffic flows
- d. encourage suppliers and delivery contractors to use alternatively-fuelled vehicles (such as electric and LPG vehicles and cycles) – organisations can apply to the Energy Saving Trust (www.est.org.uk) for alternatively- fuelled vehicle grants

PART II: Review and Monitoring of the Travel Plan

The Owner shall ensure that the Plan contains arrangements for the review and monitoring of the Travel Plan and that this is carried out on an ongoing basis and at least in years one, three and five following occupation and including a initial survey undertaken three months following the Occupation Date. These arrangements will deal with the matters set out below establishing firm timescales for the taking of each step, specific targets to be adopted for the measuring of the effectiveness of each measure and a reporting mechanism to the Council. It is acknowledged that it will be appropriate to amend the Travel Plan by agreement in the light of developing circumstances.

1. Review the Property's Transport Accessibility

The first stage will be to review the Property's accessibility by all modes. An accessibility report will be produced and this will form the basis for the next stages.

2. **Consultation with occupiers**

This will involve meeting occupiers of the Property to promote the concept of a Travel Plan. The meetings will seek to identify a common set of objectives for encouraging walking, cycling and public transport usage combined with reducing reliance on the private car.

3. **User Consultation and Travel Surveys**

This stage will be based around consultation. It will be extremely important to secure the support of occupiers and users of the Development if the Plan is to succeed. This stage will include occupier and user travel surveys to examine the use of existing modes of travel, attitudes towards sustainable modes of transport and the most effective measures to promote sustainable transport for commuting journeys and business journeys. The Owner will consult with the Council at this stage.

4. **Implementation**

Stages 1 to 3 will provide the base information for the review of the Travel Plan.

5. **Monitor and Review**

The Travel Plan will secure an ongoing process of continuous improvement. Each version of the Travel Plan shall set out a mechanism of next steps to be tackled in line with results collated from the surveys and shall also set out a mechanism for reporting back to the Council on an annual basis on how effectively the Travel Plan is being in maximising the use of sustainable transport.