

Miss Eilish Smeaton
Indigo Planning
Swan Court
11 Worples Road
London
SW19 4JS

Application Ref: **2013/7505/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

21 February 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
159 -161 Iverson Road
London
NW6 2RB

Proposal:

Demolition of existing building and erection of two buildings ranging between one and six storeys, comprising 19 residential units (Class C3), 164sqm of employment floorspace (Class B1c).

Drawing Nos: (Prefix 0974 A-) Site Location Plan 000-001/P0; [as existing:] 025-001/P0; 025-002/P0; [as proposed:] 000-003/P4; 100-001/P4; 100-002/P2; 100-003/P2; 100-004/P2; 100-005/P2; 100-006/P2; 110-001/P3; 110-002/P3; 110-003/P3; 110-004/P3; 120-001/P3; 130-001/P2; Design and Access Statement (including Floorspace Schedule), produced by Dexter Moren Associates (DMA); Planning Statement, produced by Indigo Planning dated November 2013; Noise Assessment, produced by Aulos Acoustics dated 20/11/13; Daylight/Sunlight Assessment, produced by Savills dated November 2013; Energy Statement, produced by Richard Hodkinson Consultancy dated November 2013; Sustainability Statement, produced by Richard Hodkinson Consultancy dated November 2013; Ecological Survey ref. 131105 produced by The Ecology Consultancy dated 6/11/13; Transport Statement, produced by Vectos dated November 2013; Lifetime Homes compliance Statement December 2013; and letters by Indigo dated 10/01/14.



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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Detailed drawings to include materials and finishes, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including plans, sections and elevations at 1:10 of typical fenestration on the north (railway) elevation and on each other elevation, typical balcony details and balcony screen, the main ground floor entrance doors to the commercial unit and residential, typical door details and details of any roller shutters or doors.

b) Details including plans, sections and elevations at scale of 1:20, including all elevations, green walls, sections through the lower terrace on the east and west elevation, of each typical arrangement on each elevation (i.e. areas of high-level windows) and at least two sections through the Iverson Road south elevation, showing different ground floor and upper floor treatments; and

c) Manufacturer's specification details of all facing materials, referenced to the elevation details above (and to the sample panel provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy 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.

- 3 A sample panel of all external facing materials including roller shutters or doors shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy 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.

- 4 No development shall take place 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. The landscaping scheme should show that full consideration has been given to the communal open space being joined/shared with the approved open space at No. 163 Iverson Road. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. 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 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 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of 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 a) Before building works commence on the site, a sound insulation scheme shall be submitted to and approved by the Local Planning Authority providing for the insulation of the proposed dwelling unit(s) so that externally generated noise from railway and road traffic do not cause internal noise levels to exceed an indoor ambient noise levels in unoccupied rooms of 30 dB(A) LA eq (1hour) and individual noise events shall not exceed 45 dB L_{Amax}. The development shall be carried out in accordance with the approved scheme and in such a manner to ensure that the above noise levels (from railway and road traffic) are maintained thereafter.

b) On completion of development, a test on each dwelling shall be carried out to verify compliance with this condition. A report shall be produced containing all raw data and showing how calculations have been made. The development shall not be occupied until a copy of the report has been submitted to and approved in writing by the Local Planning Authority. The report shall set out standards used, measurements locations, raw tabulated and graphically represented data, time, date etc.

Reason: To safeguard the amenities of the premises in accordance with the

requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP 28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The cycle storage hereby approved, as per drawing no. 0974/A-130/001/P2 for 26 cycles shall be provided in its entirety prior to first occupation of any of the new units, and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to commencement on the relevant part of the development details of all internal/external plant, including an acoustic report which demonstrates that the equipment will comply with the requirements of condition 22 shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance the details thus approved and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 At least 50% of the glazed frontage to the ground floor front elevation shall be unobscured and maintained (both internally and externally) as such thereafter.

Reason: To safeguard the appearance of the premises, the character of the immediate area and improve community safety in accordance with the requirements of policy CS14 and CS17 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.

- 10 Prior to the commencement of development plans and sections (scale 1:20) showing full details of the living roof and walls including species, planting density, substrate showing that adequate depth is available in terms of the construction and long term viability of the living roof and walls, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. This shall also include details of how the green wall has been designed to deal with shading from neighbouring development. The living roof roof and walls shall be provided in accordance with the approved details prior to first occupation of the development and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the living roof and walls are suitably designed and maintained and to secure appropriate features to enhance wildlife habitats and biodiversity measures within the development in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and

DP32 of the London Borough of Camden Local Development Framework
Development Policies.

- 11 The development hereby permitted shall be carried out in accordance with the following approved plans (Prefix 0974 A-) Site Location Plan 000-001/P0; [as existing:] 025-001/P0; 025-002/P0; [as proposed:] 000-003/P4; 100-001/P4; 100-002/P2; 100-003/P2; 100-004/P2; 100-005/P2; 100-006/P2; 110-001/P3; 110-002/P3; 110-003/P3; 110-004/P3; 120-001/P3; 130-001/P2.

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

- 12 Prior to occupation of the development the refuse and recycling storage facilities as shown on the drawings hereby approved shall be provided in their entirety. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policy CS5 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Prior to commencement of development:

(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

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

Reason: To 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.

- 14 a) Before building works commence on the site, a scheme shall be submitted to and approved in writing by the Local Planning Authority providing for adequate insulation of the proposed dwellings to prevent the transmission of vibration from road and railway traffic causing any discomfort to its occupants as measured and interpreted by BS.6472:1992 "Evaluation of human exposure to vibration in buildings [1 Hz to 80 Hz]."

b) The survey, as cited in acoustic report ref: 13P282 JT R1 260 - 188AA shall be carried out.

Reason: To safeguard the amenities of the premises in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 15 a) Before building works commence on the site, a scheme shall be submitted to and approved by the Local Planning Authority providing full details of the acoustic measures to be incorporated to ensure that the steady noise level does not exceed 50 LAeq,T dB in open spaces (including balconies) and open communal areas.

The development shall be carried out in such a manner to ensure that the above noise levels (from railway and road traffic) are to be retained (including maintenance) for the next 15 years.

b) Prior to occupation a survey of each open communal amenity area including balconies shall be carried out to verify compliance with condition 15(a). A report shall be produced containing all raw data and showing how calculations have been made. A copy of such report shall be submitted to the Local Planning Authority for its approval in writing. The report shall include details of standards used, measurements locations, raw tabulated and graphically represented data, time, date etc.

Reason: To safeguard the amenities of the premises in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 16 Prior to the commencement of development full details of the bird and bat boxes (incorporated into the design of the building) shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed prior to occupation of the development in accordance with the approved plans and shall be permanently maintained and retained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and Camden Planning Guidance 2013 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 17 Prior to commencement of the development further details to demonstrate that the development will satisfy criteria 6 and 7 of the Lifetime Homes Standards shall be submitted and approved in writing by the Local Planning Authority

The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved and submitted under condition 17 shall be provided in their entirety prior to first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by 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.

- 18 Prior to the commencement of development, details of measures to be incorporated with regards to Designing-out-Crime shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thus approved.

Reason: In order to prevent opportunities for crime in accordance with the requirements of policy CS14 and CS17 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 Prior to the commencement on the relevant part of the development details of the balcony screening shall be submitted to and approved in writing by the local planning authority. The screening shall be installed prior to first use of the balconies and shall be permanently maintained and retained thereafter.

Reason: In order to prevent unreasonable overlooking of the premises and neighbouring premises 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 The affordable residential units AG.01 and AG.03 at ground floor shall be provided as fully-fitted wheelchair accessible. Detailed drawings of the layout of this accommodation and fit out shall be submitted and approved in writing by the local planning authority prior to commencement on the relevant part of the development. The units shall be fitted out in accordance with the details thus approved prior to first occupation of the new development.

Reason: To ensure that the internal layout of the unit is acceptable with regards to accessibility by future wheelchair user occupiers 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.

- 21 Prior to commencement on the relevant part of the development full details of a lighting strategy, to include information about controlling potential light spillage, shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: In order to conserve and enhance wildlife habitats and biodiversity in

accordance with the requirements of the London Plan and Camden Planning Guidance 2013 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 22 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 4 With regard to condition no. 17 you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer,

Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.

- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 8 With regard to condition no. 13 above the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at www.environment-agency.gov.uk.
- 9 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in a key principle of PPS9 (Biodiversity and Geological Conservation) by building up the data base of up-to-date ecological information and this will help in future decision making.
- 10 The applicant is advised that Network Rail have raised a number of construction matters which may require further consultation and engagement with Network Rail (such as excavation, security, vibration etc) and the applicant should engage with Network Rail at the earliest possible stage.
- 11 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this

CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

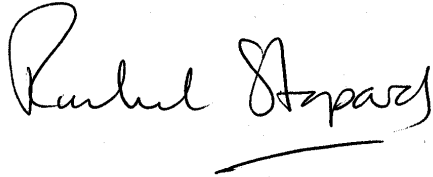
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 12 You are advised that the removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation should be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist should check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation should not be removed until the fledglings have left the nest.
- 13 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 14 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £61,300. This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

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

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.