

Jennifer Ross  
Tibbalds Planning and Urban Design  
Ltd  
19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Application Ref: **2012/6132/P**  
Please ask for: **Amanda Peck**  
Telephone: 020 7974 **5885**

30 August 2013

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**

Address:  
**Parker House**  
**25 Parker Street**  
**London**  
**WC2B 5PA**

#### Proposal:

Redevelopment of the site to provide 43 residential units (40 x private and 3 x affordable) within a six storey plus basement building and retention of the existing façade to Parker Street, following demolition of the existing hostel accommodation and former Aldwych Workshops on Parker Mews and associated storage, cycle parking, refuse and landscape works (Class C3).

Drawing Nos: GVA Grimley letter 23 January 2013 and associated appendices entitled Parker House, Parker St & St. Joseph's School - Daylight & Sunlight; Amended Schedule of accommodation entitled 5357 Master Schedule\_all units 080213 Final3(3); Technical Note, Sub-station noise prepared by Peter Brett Architects, dated 26 February 2013; Preliminary Ecological Appraisal prepared by the Ecology Consultancy, dated 29 January 2013.

1588(PL) 101 P1; 102 P1; -111 P1; -112 P1; -113 P1; -114 P1; -115 P1; -116 P1; -117 P2; -121 P1; -122 P2; -123 P1; -131 P1; -132 P1; -200 P2; -201 P2; -202; P1 -203 P2; -204 P2;



-205 P3; -206 P2; -207 P1; -208 P3; -211 P2; -212 P1; -213 P1; -214 P3; -215 P3; -216 P1; -217 P1; -218 P1; -221 P1; -222 P1; -223 P1; -224 P1; Planning, Design and Access Statement prepared by Paul Davis & Partners and Tibbalds Planning & Urban Design; Archaeological Desk Based Assessment prepared by CGMS; Draft Construction Management Plan prepared by EC Harris; Daylight & Sunlight Report prepared by GVA; Energy/ Renewable Statement prepared by Sustain Ltd; Sustainability Statement, prepared by EC Harris; Historic Building Report prepared by Donald Insall Associates Ltd; Transport Statement prepared by Peter Brett Associates; Tree Survey/ Arboricultural Statement prepared by CBA Trees; Noise Assessment prepared by Peter Brett Associates; Basement Impact Assessment prepared by Rolton Group Ltd; Flood Risk Assessment (BREEAM) prepared by Rolton Group Ltd; Ecology Assessment (CfSH) prepared by the Ecology Consultancy; Statement of Community involvement prepared by E C Harris; Parker House - offsite affordable housing offer Tybalds Estate prepared by Tibbalds January 2013; Lifetime Homes Compliance Checklist 4th January 2013; Demolition and Construction Noise Assessment prepared by Peter Brett Architects 7th February 2013; Site Waste Management Plan prepared by Keltbray 22nd January 2013; Outline Demolition Method Statement prepared by Keltbray 24 January 2013; Demolition noise level plans prepared by Peter Brett Architects February 2013; Tibbalds email 7th February 2013 entitled Cycle stores: Parker; Tibbalds letter 9th January 2013 entitled Additional Information to support Parker House Application; Tibbalds letter 1st February 2013 entitled Parker Street- Additional Information; Tibbalds letter 7th February entitled Response to St Joseph's RC Primary Schools letter of 9th January 2013;

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1588(PL) 101 P1; 102 P1; -111 P1; -112 P1; -113 P1; -114 P1; -115 P1; -116 P1; -117 P2; -121 P1; -122 P2; -123 P1; -131 P1; -132 P1; -200 P2; -201 P2; -202; P1 -203 P2; -204 P2; -205 P3; -206 P2; -207 P1; -208 P3; -211 P2; -212 P1; -213 P1; -214 P3; -215 P3; -216 P1; -217 P1; -218 P1; -221 P1; -222 P1; -223 P1; -224 P1; Planning, Design and Access Statement prepared by Paul Davis & Partners and Tibbalds Planning & Urban Design; Archaeological Desk Based Assessment prepared by CGMS; Draft Construction Management Plan prepared by EC Harris; Daylight & Sunlight Report prepared by GVA; Energy/ Renewable Statement prepared by Sustain Ltd; Sustainability Statement, prepared by EC Harris; Historic Building Report prepared by Donald Insall Associates Ltd; Transport Statement prepared by Peter Brett Associates; Tree Survey/ Arboricultural Statement prepared by CBA Trees; Noise Assessment prepared by Peter Brett Associates; Basement Impact Assessment prepared by Rolton Group Ltd; Flood Risk Assessment (BREEAM) prepared by Rolton Group Ltd; Ecology Assessment (CfSH) prepared by the Ecology Consultancy; Statement

of Community involvement prepared by E C Harris; Parker House - offsite affordable housing offer Tybalds Estate prepared by Tibbalds January 2013; Lifetime Homes Compliance Checklist 4th January 2013; Demolition and Construction Noise Assessment prepared by Peter Brett Architects 7th February 2013; Site Waste Management Plan prepared by Keltbray 22nd January 2013; Outline Demolition Method Statement prepared by Keltbray 24 January 2013; Demolition noise level plans prepared by Peter Brett Architects February 2013; Tibbalds email 7th February 2013 entitled Cycle stores: Parker; Tibbalds letter 9th January 2013 entitled Additional Information to support Parker House Application; Tibbalds letter 1st February 2013 entitled Parker Street- Additional Information; Tibbalds letter 7th February entitled Response to St Joseph's RC Primary Schools letter of 9th January 2013; GVA Grimley letter 23 January 2013 and associated appendices entitled Parker House, Parker St & St. Joseph's School - Daylight & Sunlight; Amended Schedule of accommodation entitled 5357 Master Schedule\_all units 080213 Final3(3); Preliminary Ecological Appraisal prepared by the Ecology Consultancy dated 29.01.2013.

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

- 3 The following samples and/or details of materials shall be submitted to and approved by the Local Planning Authority in writing before the relevant parts of the work are begun
- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.
  - b) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.
  - c) Samples and manufacturer's details of new facing materials including windows and door frames, glazing, balconies, metal cladding with a full scale sample panel of all facing brickwork of no less than 1m by 1m including junction with 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.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to the commencement of the development a detailed schedule and method statement of all materials to be salvaged and reused on the Aldwych Workshops shall submitted and approved in writing by the local planning authority. Development shall be carried out 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 A) No development (including demolition) shall take place until a Written Scheme of Investigation, to secure a programme of archaeological mitigation, has been submitted to and approved in writing by the local planning authority.

B) No development (including demolition) shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No impact piling shall take place until a piling method statement (detailing the 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 water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. 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 water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

- 7 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring

buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to the commencement of any works (including demolition) on the relevant Phases of the development, a plan and method statement conforming to BS:5837 (2005) for the protection of all trees to be retained on or adjacent to the site affected by that Phase (including street trees) should be submitted to, and approved in writing by, the Local Planning Authority. The works in connection with such Phase or Phases shall not be carried out other than in strict accordance with the tree protection measures and tree works that have been approved and the protection measures shall remain in position until the building works of the relevant phase are complete and all related machinery moved off site.

Reason: In order to conserve and enhance the biodiversity of the site in accordance with Policy CS15 of the London Borough of Camden Local Development Framework Core Strategy

- 9 Details of hard and soft landscaping including tree/plant species and sizes, all hard landscape materials, play structures, and means of enclosure of all unbuilt, open areas shall be submitted to and approved in writing by the local planning authority before the relevant parts of work are begun. Such details shall include a summary of consultation with residents of Aldwych Buildings and whether the scheme has changed as a result, details on how the spaces are accessible by all including details on level access, ramp gradients, landings, handrails, step dimensions, colour contrast nosings etc. Implementation of the hard and soft landscaping and the boundary treatment shall be carried out in accordance with the approved details.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies 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.

- 10 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the relevant part of the development. Any newly planted 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 satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies 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.

- 11 Full details of a biodiverse, substrate-based extensive living roof shall be submitted to and approved by the Local Planning Authority, in writing, before the development commences. 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. This must include a detailed maintenance plan, details of its construction and the materials used, to include a section at a scale of 1:20, and full planting details. The substrate depth should vary between 80mm and 150mm with peaks and troughs, but should average at least 130mm.

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

- 12 The development shall at all times be implemented and managed in accordance with the measures recommended in the Ecology Statement prepared by the Ecology Consultancy dated 27.09.12, and the Preliminary Ecological Appraisal prepared by the Ecology Consultancy dated 29.01.2013, and prior to the relevant parts of the works commencing. Details of bird and bat nesting boxes / bricks and details of measures taken to enhance local populations of Biodiversity Action Plan priority species shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall include the exact location, specification and design. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: In order to conserve and enhance the biodiversity of the site in accordance with Policy CS15 of the London Borough of Camden Local Development Framework Core Strategy

- 13 All of the following windows, as denoted on approved plans 1588(PL) 208 P2 and 216 P1 shall be permanently obscure glazed and fixed shut up to a height of 1.7m above the floor of the room in which the windows are installed before occupation of the extensions hereby permitted and shall be permanently retained and maintained thereafter:
- Ground floor hallway window to unit S2 at Aldwych Workshops
  - All panes adjacent to entrance doorways to units S1 and S2 at Aldwych Workshops;
  - The north eastern most first floor window to unit S2 at Aldwych Workshops;

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and CS5 (Managing the impact of growth and development) of the London Borough of

Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 14 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 15 No plant or machinery shall be installed on the external parts of the building other than in the areas indicated as basement HRV plant area, Boiler & CHP area, water tank and booster area, electricity meters in the main building and the ground floor substation in Aldwych Workshops, on the approved plans.

Reason: To ensure that the appearance of any external plant is compatible with the appearance of the building and the area and to ensure that residential amenities are protected, in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 16 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 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.

- 17 Prior to commencement of development (including demolition) the developer to prepare and submit a demolition, construction and noise management plan, which shall include, as a minimum:
- " The setting of a maximum noise limit in respect of the equipment to be used and the construction methods to be employed as part of the demolition and construction process.
  - " The processes by which the maximum noise limit shall be determined, which shall include, acoustic tests at the commencement of demolition to determine maximum noise limit during term.
  - " The timing and duration of the various activities that comprise the demolition and construction process.

- " The placement of noise monitors and the method by which the noise limits shall be monitored around the site.
- " The procedures by which the noise limits will be controlled.
- " Any measures to be implemented in the adjacent school to mitigate the predicted construction noise levels and to include, as a minimum the implementation of secondary glazing to the existing windows of the school building facing the application site.

The demolition, construction and noise management plan shall be agreed with the Council's EHO officer and shall be prepared with due regard to Building Bulletin 93; be subject to consultation with representatives from the school; and be adhered to throughout the duration of the works.

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.

- 18 Glazing to the residential units and the proposed whole house ventilation system shall achieve "good" internal noise levels as per BS 8233 and the WHO internal noise levels guides and these levels shall be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of future occupants 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

- 19 The refuse/recycling storage areas shown on the approved drawings in the basement of the main building and the ground floor of Aldwych Workshops shall be provided prior to occupation of the development and shall thereafter be permanently retained and used for no purpose other refuse/recycling storage areas, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 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.

- 20 The 75 spaces (70 basement spaces and 5 at Aldwych workshops) shown on the approved drawings in the basement of the main building and the courtyard to the rear of Aldwych Buildings shall be provided prior to occupation of the development and shall thereafter be permanently retained and used for no purpose other than for the parking of bicycles for users and occupiers of the development, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Policies CS5 and CS11 of the London Borough of Camden Local



Development Framework Core Strategy and policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 21 The planters, storage boxes and cycle storage boxes shown on the approved drawings in courtyard to the rear of Aldwych Buildings shall be provided prior to occupation of the development and shall thereafter be permanently retained and used for no purpose other planting, storage and cycle parking, unless otherwise agreed in writing by the local planning authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and to ensure that sufficient provision for storage and cycle users in accordance with Policies CS5 , CS11 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP19, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 22 The details of the solar panels to be used on the buildings shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. Such details shall include a scale roof plan, elevation, section and manufacturers details. The relevant part of the development shall thenceforth not be occupied without the installation of such technologies. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises, the setting of the neighbouring listed buildings and the character of the conservation area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 23 \*Replacement Hostel Accommodation  
Prior to first occupation of the development (excluding the 3 affordable housing units) hereby approved, the replacement hostel accommodation shall be provided at the Mount Pleasant Hostel (52-54 Mount Pleasant, London, WC1X 0AL granted planning permission under reference number 2011/6016/P) and a building contract shall be let for the construction and delivery of the replacement hostel accommodation at the Holmes Road Hostel (41-43 Holmes Road, London, NW5 3AN granted planning permission under reference number 2012/6344/P) with completion of the Holmes Road Hostel scheme to be carried out by June 2015, or such other time period as may be agreed by the local planning authority in writing.

Reason: To secure sufficient provision of hostel accommodation in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP4 and DP8 of the London Borough of Camden Local Development Framework Development Policies.

- 24 \*Affordable Housing (On-Site)  
Affordable housing shall be provided as follows on site: 1 x 1 bed and 2 x 2 bed

social rented residential units; undertaking construction and fitting so that the affordable housing units as approved by the Local Planning Authority are suitable for occupation as affordable housing; not occupying any of the private 40 residential units in any block until all affordable housing units in that block are fitted out and ready for occupation; ensuring the affordable housing units will 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 Local Planning Authority.

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 DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

25 \*Affordable Housing (Off-Site)

Prior to implementation of development details of the off-site affordable housing (at "Tybalds Estate" being land bounded by Orde Hall Street, Dombey Street, Harpur Street, r/o Theobalds Road, New North Street, Boswell Street, Old Gloucester Street and r/o Great Ormond Street or another site within the Holborn and Covent Garden ward) shall be submitted to and approved in writing by the Local Planning Authority, including details of the off-site location, the planning status of the site, indicative design and a programme for delivery. Prior to occupation of the development hereby approved evidence that a building contract has been entered into for the off-site affordable housing shall be submitted to the Local Planning Authority. The off-site affordable housing shall be retained in perpetuity for no purpose other than for the provision of affordable housing with at least 60% net internal floorspace being social rented housing; 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 Local Planning Authority.

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 DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

26 \*Car-free

Prior to first occupation of any of the residential units, the owner would ensure through agreement with each occupier of the residential units is informed of the Local Planning Authority's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to

park a vehicle in a residents parking bay, shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Local Planning Authority and shall they be entitled to be granted a Business Parking Permit.

Reason: In order to ensure that there is no additional parking pressure within the vicinity, in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

27 \* Construction Management Plan

No part of the development (including demolition) of any phase hereby approved shall be commenced until a Construction Management Plan (including an Air Quality Assessment and dust monitoring) setting out measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) and dust monitoring throughout the demolition and construction period, has been submitted to and approved by the local planning authority in consultation with Transport for London. A summary of consultation with local residents shall also be included. The measures contained in the Construction Management Plan shall at all times remain implemented during the relevant construction phase.

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.

28 \*Local Employment

Prior to the relevant parts of the works commencing the applicant and/or /developer shall have entered into an agreement with Kings Cross Construction and Skills Centre (KXCSC) to ensure that all job vacancies during the construction phases are registered with KXCSC at the same time as other recruitment efforts. The applicant and end-users will also be encouraged to use local employment brokerage as advised by the Council's Economic Development Team.

Reason: In order to define the permission and to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses.

29 \*Local Procurement

Prior to the relevant parts of the works commencing the applicant and/or /developer shall agree a programme during the construction phase to provide opportunities for local business to bid/tender for the provision of goods and services to the development in accordance with the Council's Local Procurement Code; to meet with the Council's Labour Market and Economy Service's Local Procurement Team at least one month in advance of tendering contracts to agree the specific steps

that will be taken to give effect to the Local Procurement Code; to ensure that throughout the Construction Phase the development shall be carried out in accordance with the Local Procurement Code; and to use reasonable endeavours to provide opportunities for local businesses to bid/tender for the provision of facilities management services and other post construction supply of goods and services.

Reason: In order to define the permission and to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses.

30 \*Apprenticeships

The applicant shall use all reasonable endeavours to ensure that at all times during the construction phase no less than six construction trade apprentices shall be employed at the development always ensuring each apprentice shall be: a resident of the London Borough of Camden or a Camden care leaver; recruited through the Kings Cross Construction Skills Centres and who lives in a Hostels Pathway service and has been through a recognised construction skills training course; employed for a period of not less than 52 weeks; paid at a rate not less than the national minimum wage; supported through pay day release to undertake relevant training; and be provided with on the job training and supervised on site by an experienced operative in a trade related to their training needs.

Reason: In order to define the permission and to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses.

31 \*Public Open Space Contribution

No part of the development (including demolition) hereby approved shall be commenced until the Local Planning Authority has confirmed in writing that the measures necessary to secure improvements to open space provision within the borough have been submitted and approved by the Local Planning Authority.

Reason: To ensure that the open space facilities in the area can cope with the additional residents in accordance with the requirements of policies CS15 and CS19 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.

32 \*Education Contribution

No part of the development (including demolition) hereby approved shall be commenced until the Local Planning Authority has confirmed in writing that the measures necessary to address education needs within the borough have been submitted and approved by the Local Planning Authority.

Reason: To ensure that the education facilities in the area can cope with the additional residents in accordance with the requirements of policies CS10 and CS19 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.

33 \*Highways Contribution

No part of the development (including demolition) hereby approved shall be commenced until the Local Planning Authority has confirmed in writing that any highways works required by the Local Planning Authority including repaving the footway adjacent to the development has been secured or that arrangements have been made to have them secured.

Reason: To ensure that the pedestrian environment 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.

34 \*Energy Efficiency and Renewable Energy Plan

The development shall not be carried out other than in complete accordance with the submitted Energy/ Renewable Statement prepared by Sustain Ltd to achieve a reduction in CO2 emissions across the site by at least 30% beyond the baseline and the provision of 5% renewable energy. A meter shall at all times be installed to monitor the energy output of the technologies.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13, CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 of the London Borough of Camden Local Development Framework Development Policies.

35 \*Sustainability Plan

The development shall not be carried out other than in complete accordance with the submitted Sustainability Statement, prepared by EC Harris; and to achieve a minimum code level 4.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13, CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 of the London Borough of Camden Local Development Framework Development Policies.

36 \*Environmental Improvements Contribution

No part of the development (including demolition) hereby approved shall be commenced until the Local Planning Authority has confirmed in writing that the measures necessary to secure pedestrian, cycle and environmental improvements in the vicinity of the development have been submitted and approved by the Local Planning Authority.

Reason: To ensure that the pedestrian and cycle environment 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."

37 \*Level Plans

No part of the development (including demolition) hereby approved shall be commenced until the Local Planning Authority has confirmed in writing that level plans demonstrating levels at the interface of the development, the boundary of the property and the public highway have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the pedestrian environment 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.

38 \*Need for a legal agreement

No works shall be commenced on site until such time as any owners of the land with the legal locus to enter into a Section 106 Agreement have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions 23 - 37 (and marked \*).

Reason: In order to define the permission and to secure development in accordance with policy C19 of the London Borough of Camden Local Development Framework Core Strategy.

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 2363).
- 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 4 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](mailto:CIL@Camden.gov.uk)

- 5 With regard to condition 9 you are advised to use native species of UK origin and to have diversity tree planting.
- 6 With regard to condition 11 you are advised that Sedum blankets on this site are not considered sufficient to provide the level of biodiversity required. Green/brown roofs should provide a high level of biodiversity and should have a substrate depth of at least 100mm into which vegetation can be planted or meadows sown.
- 7 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 combine 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 ground water. 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 0845 850 2777.
- 8 Thames Water requests that the applicant should incorporate within their proposal protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that

the sewerage network may surcharge to ground level during storm conditions.

- 9 Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality). Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 10 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 11 The matters covered by conditions 23 - 37 above (also 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 an interest in the Application Site 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. This reflects the terms of condition 38 on the planning permission
- 12 In the absence of a Section 106 agreement securing the matters covered by conditions 23-37 above, the Department of Planning and Public Protection requires an unequivocal written statement from the Assistant Director for Housing and Adult Social Care confirming that it will comply with the matters set out in conditions 23-37 (as provided in the Council's standard s106 obligations on these matters) and that it will not dispose of any of its interest in the land without first ensuring that any new owner simultaneously executes a Section 106 agreement securing any relevant matters covered by conditions 23-37 which are outstanding or ongoing.
- 13 Reason for granting planning permission:-

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Local Development Framework Core Strategy with particular regard to policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS6 (Providing quality homes) CS7 (Promoting Camden's centres and shops), CS10 (Supporting community facilities and services ), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting &



improving our parks & open spaces & encouraging biodiversity), CS16 (Making Camden a safer place), CS18

- 14 (Dealing with our waste and encouraging recycling), CS19 (Delivering and monitoring the Core Strategy), and with the London Borough of Camden Local Development Framework Development Policies with particular regard to policies DP1 (Mixed use development), DP2 (Making full use of Camden's capacity for housing), DP3 (Contributions to the supply of affordable housing), DP4 (Minimising the loss of affordable housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP10 (Helping and promoting small and independent shops), DP15 (Community and leisure uses), DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards and limiting the availability of car parking), DP19 (Managing the impact of parking), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), DP27 (Basements and lightwells), DP28 (Noise and vibration), DP29 (Improving access), DP30 (Shopfronts), DP31 (Provision of, & improvements to, open space & outdoor sport & recreation facilities), DP32 (Air quality and Camden's clear zone). Furthermore the proposal accords with the specific policy requirements in respect of the following principal considerations: The loss of the hostel use at this site, along with the refurbishment and extensions at Mount Pleasant Hostel and Holmes Road, is considered to be in accordance with policies CS6, DP4 and DP8. The substantial harm from the demolition of the buildings it is considered to be outweighed
- 15
- 16 by the substantial public benefits created by the scheme in terms of affordable housing provision and CIP contribution. The new build elements and amendments to the retained façade are considered to satisfactorily respond to the character and appearance of the retained front façade and the collection of later 19th Century blocks and warehouses which surround the site. Taking into consideration the requirement for funding to be spent on improvements to hostel sites elsewhere, along with the viability information submitted, officers consider that the policy tests have been demonstrated to justify a cascade to off-site affordable housing provision. There is also some certainty that the affordable housing units can be provided at the Tybalds Estate. The amount of affordable housing and the mix of units that can be provided on the Tybalds Estate is considered acceptable and compliant with policy. There are no detrimental impacts from the proposed scheme on surrounding residential properties in terms of overlooking, overshadowing, plant noise, noise and disturbance.
- 17 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.

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.