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Application Ref: **2012/4628/P**
Please ask for: **Conor McDonagh**
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23 January 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 Subject to a Section 106 Legal Agreement

Address:

**Site at Hawley Wharf
Land bounded by Chalk Farm Road
Castlehaven Road
Hawley Road
Kentish Town Road and Regents Canal
London
NW1**

Proposal:

Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single storey shopfront extensions at 1-6 Chalk Farm Road (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road).



(This application is accompanied by an Environmental Statement and is a redesign of a scheme that was refused on 4 May 2012 [Ref: 2011/4932/P]. Key revisions include: increase in size of public open spaces across the site, reduction in height/bulk/massing to some buildings, reduction in floor space, and new facade designs, particularly along the canal frontage).

Drawing Nos: Demolition: 12001_MP_12_001; 12001_MP_12_099; 12001_MP_12_100; 12001_MP_12_101; 12001_MP_12_102; 12001_MP_12_103; 12001_MP_12_110; 12001_MP_12_111; 12001_MP_12_112; 12001_MP_12_113; 12001_MP_12_114; 12001_MP_12_200; 12001_MP_12_201; 12001_MP_12_202; 12001_MP_12_300; 12001_MP_12_301; 12001_MP_12_302.

Masterplan: 12001_MP_(00)_001; 12001_MP_(00)_002; 12001_MP_(00)_100; 12001_MP_(00)_101; 12001_MP_(00)_102 rev A; 12001_MP_(00)_103; 12001_MP_(00)_104; 12001_MP_(00)_105; 12001_MP_(00)_110; 12001_MP_(00)_200 rev A; 12001_MP_(00)_201 rev A; 12001_MP_(00)_202 rev A; 12001_MP_(00)_203 rev A; 12001_MP_(00)_204 rev A; 12001_MP_(00)_205 rev A; 12001_MP_(00)_206 rev A; 12001_MP_(00)_207; 12001_MP_(00)_208; 12001_MP_(00)_209; 12001_MP_(00)_210; 12001_MP_(00)_300; 12001_MP_(00)_301; 12001_MP_(00)_302 rev A.

Area A: 12001_A_(00)_99; 12001_A_(00)_100; 12001_A_(00)_101; 12001_A_(00)_102; 12001_A_(00)_103 rev A; 12001_A_(00)_104; 12001_A_(00)_105; 12001_A_(00)_200; 12001_A_(00)_210; 12001_A_(00)_211; 12001_A_(00)_212 rev A; 12001_A_(00)_221 rev A;

12001_A_(00)_222 rev A; 12001_A_(00)_230; 12001_A_(00)_231; 12001_A_(00)_300.

Area B: 12001_B_(00)_100; 12001_B_(00)_101; 12001_B_(00)_102; 12001_B_(00)_103; 12001_B_(00)_104 rev A; 12001_B_(00)_105; 12001_B_(00)_106; 12001_B_(00)_107; 12001_B_(00)_108; 12001_B_(00)_109 rev A; 12001_B_(00)_200 rev A; 12001_B_(00)_201 rev A; 12001_B_(00)_230.

Area C: 12001_C_(00)_98; 12001_C_(00)_99; 12001_C_(00)_100; 12001_C_(00)_101; 12001_C_(00)_102; 12001_C_(00)_103; 12001_C_(00)_104; 12001_C_(00)_105; 12001_C_(00)_106 rev A;; 12001_C_(00)_107; 12001_C_(00)_108; 12001_C_(00)_109; 12001_C_(00)_110; 12001_C_(00)_111; 12001_C_(00)_200; 12001_C_(00)_201 rev A;; 12001_C_(00)_202; 12001_C_(00)_220; 12001_C_(00)_221; 12001_C_(00)_222; 12001_C_(00)_223; 12001_C_(00)_300.

Area D: 12001_D_(00)_099; 12001_D_(00)_100; 12001_D_(00)_101; 12001_D_(00)_102; 12001_D_(00)_103; 12001_D_(00)_104; 12001_D_(00)_105; 12001_D_(00)_106; 12001_D_(00)_200 rev A; 12001_D_(00)_220; 12001_D_(00)_300; 12001_SK_D_011.

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 No development in areas A, C and D shall be occupied until the one form of entry primary school and affordable housing in Area B has reached fit out stage.

Reason: To ensure that the development includes the provision of affordable housing and a one form of entry primary school in accordance with policy CS3, CS6, CS10 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP1, DP3 and DP15 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The basement, lower ground and upper ground floors of Area A shall not be occupied until the one form of entry primary school and affordable housing in Area B has reached fit out stage, and the employment; local retail and residential uses in Area C [and viaducts] have been provided and are ready for occupation.

Reason: To ensure that the development includes the provision of affordable housing and a one form of entry primary school in accordance with policy CS3, CS6, CS10 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP1, DP3 and DP15 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The east-west route along the southern boundary of the southern viaduct and the arches open space in the development shown on drawing number MP [00] 101 hereby approved shall be delivered and ready for public use prior to occupation of Areas A, C and D.

Reason: In order to ensure that the development makes sufficient provision for permeability and public access across the site in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The north-south route along the eastern boundary of Buildings X and W and the arches open space in Area B in the development shown on drawing number MP [00] 101 hereby approved shall be delivered and ready for public use prior to occupation of Area B.

Reason: In order to ensure that the development makes sufficient provision for permeability and public access across the site in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The Metropolitan walking route, community open space and arches open space in Areas C and A in the development shown on drawing number MP [00] 101 hereby approved shall be delivered and ready for public use prior to occupation of Areas C and A.

Reason: In order to ensure that the development makes sufficient provision for permeability and public access across the site in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Notwithstanding the provisions of Class B2 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the B2 premises shall not be used in B1 or B8 use.

Reason: To ensure that the future occupation of the building provides required general industry space in accordance with policy CS3 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP1 and DP13 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Notwithstanding the provisions of Class B1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the B1 premises shall not have permitted change to B8 use.

Reason: To ensure that the future occupation of the building provides required general industry space in accordance with policy CS3 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP1 and DP13 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Notwithstanding the provisions of Class D2 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the D2 premises shall only be used as a cinema, dance, sport hall, gymnasium, bingo hall and other indoor sports although not including shooting.

Reason: To ensure that the future occupation of the building provides required general industry space in accordance with 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.

- 10 The details of the cinema to include Art House occupant, capacity of visitors, number of screens, associated drinking food uses and accessibility shall first be submitted to and approved in writing by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The following uses hereby permitted shall not be carried outside the following times:

Market Retail: 08:00 - 21:00 Monday to Sunday and on Public/Bank Holidays

[except on 12 days out of every year where the use shall not be carried out outside the following times 08:00 - 23:00 and these days shall first be agreed in writing by the Council].

Local Retail: 07:00 - 22:00 Monday to Sunday and on Public/Bank Holidays.

Produce Market: 08:00 - 21:00 Monday to Sunday and on Public/Bank Holidays, [days of operation are subject to community requirements as secured in the S106 Legal Agreement}.

Restaurants on roof top of Area A: 08:00 - 00:00 Monday to Sunday and on Public/Bank Holidays [this includes no customers on the premises outside this time].

Cinema: 08:00 - 01:00 Mondays to Sundays and on Public/Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 12 The market stalls and associated equipment shall be permanently removed and stored in the Area C upper basement on the days when the Produce Market use is not in operation.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies CS5, CS7, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 13 The outdoor terrace area surrounding the rooftop restaurant uses shall be closed to restaurant customers between 21:00 and 08:00 hours, 7 days a week, and bank and public holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 14 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 work to the terrace 1- 8 Chalk Farm Road is begun:

- a) Typical details of replacement chimney pots at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing.

- b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with

typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

e) Samples and/or manufacturer's details of new facing materials for the new shopfronts [to be provided on site] and retained on site during the course of the works.

f) Plan, elevation and section drawings of the new connections between the rear of the terrace and the new Site A building at a scale of 1:10.

g) Typical details of all shopfront including jambs, head and cill, including materials and finish.

f) A sample panel (2m x 2m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be first approved and provided and retained on site until the work has been completed.

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

Reason: In order to safeguard the special architectural and historic interest of the building 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.

- 15 All new external work on the Chalk Farm Road terrace shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 16 With regard to the new market building in Area A 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) Typical details of bridges, stairs and balustrades including materials, finish and method of fixing at scale 1:10.

b) Typical details of roof top pavilions including materials and finish at scale 1:10.

- c) Typical details, including samples, of the vertical fins at scale 1:10.
- d) Details of any night time enclosure on the main front and rear elevations of the building and finish at a scale 1:10.
- e) A sample panel (2m x 2m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be first approved and provided and retained on site until the work has been completed.
- f) Details, including samples, of soffit finish above walkways.
- g) Typical details of all new window and door openings including jambs, head and cill, including materials and finish at a scale 1:10.

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 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.

- 17 With regard to the residential buildings in Area B 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) Typical details of balconies and balustrades at including materials, finish and method of fixing at a scale 1:10.
- b) Typical details of all new window and door openings including jambs, head and cill, including materials and finish at a scale 1:10.
- c) Typical details of all communal entrances including jambs, head and cill, including materials and finish at a scale 1:10.
- d) A sample panel (2m x 2m) of the facing brickwork and cladding demonstrating the proposed colour, texture, face-bond and pointing shall be first approved and provided and retained on site until the work has been completed.

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 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.

- 18 With regard to the residential building fronting Castlehaven Road (C1 building),

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) Typical details of balconies and balustrades at including materials, finish and method of fixing at a scale 1:10.
- b) Typical details of all new window and door openings including jambs, head and cill, including materials and finish at a scale 1:10.
- c) Typical details of attic storey including sun shading and roof junction including materials and finish at a scale 1:10.
- d) Typical details of all shopfront and communal entrances including jambs, head and cill, including materials and finish at a scale 1:10.
- e) Typical details of both arcade way entrances including materials and finish at a scale 1:10.
- f) Typical details of all arch frontages including jambs, head and cill, including materials and finish at a scale 1:10.
- g) A sample panel (2m x 2m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be first approved and provided and retained on site until the work has been completed.

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 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.

- 19 With regard to the triangular building in Area C (C2 building) 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) Typical details of balconies and balustrades at including materials, finish and method of fixing at a scale 1:10.
- b) Typical details of all new window and door openings including jambs, head and cill, including materials and finish at a scale 1:10.
- c) Typical details of all shopfront and communal entrances including jambs, head and cill, including materials and finish at a scale 1:10.
- d) Typical details of the service area enclosures including jambs, head and cill,

including materials and finish at a scale 1:10.

e) A sample panel (2m x 2m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be first approved and provided and retained on site until the work has been completed.

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 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.

20 With regard to the buildings in Area D, 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) Typical details of balconies and balustrades at including materials, finish and method of fixing at a scale 1:10.

b) Typical details of all new window and door openings including jambs, head and cill, including materials and finish at a scale 1:10.

c) A sample panel (2m x 2m) of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be first approved and provided and retained on site until the work has been completed.

d) Typical details of all shopfront and communal entrances including jambs, head and cill, including materials and finish at a scale 1:10.

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 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.

21 A 'Shopfront Strategy' which shall include details of shutters for individual units, fascias, any proposed enclosure and advertising shall be submitted to and approved in writing by the Council before any work is commenced on the relevant part of the development, and all relevant parts of the development shall be implemented and maintained in accordance with the approved strategy.

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.

- 22 The details of the floor surface materials and access requirements for the Area A buildings shall not be otherwise than as those submitted to and approved in writing by the Council before any work is commenced on the relevant part of the development. [Such details shall include proposed slab levels of the building in relation to the existing and proposed levels of the site and the surrounding land.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the access and appearance of the building in accordance with the requirements of policy CS14, CS17 of the London Borough of Camden Local Development Framework Core Strategy and policy DP11, DP24, DP25 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 23 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 local planning authority.

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.

- 24 Before the relevant part of the development commences details of the privacy measures to be incorporated to the windows on the south elevation of building D, as highlighted on drawing 12001_SK_D_011, shall be submitted to the local planning authority for approval in writing. The relevant part of the development shall not be occupied until the approved window measures are provided, and shall be thereafter permanently maintained and retained.

Reason: To maintain the amenity of the site and the neighbouring site 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.

- 25 No works shall take place until the applicants have secured the implementation of a programme of recording, photographing and completing an historic analysis of the building structure and architectural detail of all non-designated Heritage assets hereby approved to be removed. This shall include;

- a) Granite Setts in Haven Street and Water Lane
- b) 3-17 Hawley Road
- c) 2a, 4, 6 and 8 Torbay Street

- d) 49a Kentish Town Road
- e) Timber market sheds
- f) Projecting shopfronts on Chalk Farm Road
- g) Inside of viaduct arches across site

This shall be undertaken in accordance with a written scheme of investigation submitted and approved in writing by the local planning authority.

Reason: To record 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.

- 26 a) No development shall take place in each phase of the site until the applicant has submitted an archaeological impact assessment for these areas, informing on the direct impacts the proposals will have on the potential archaeological resource.

b) No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority.

c) No development shall take place other than in accordance with the Written Scheme of Investigation approved under Part (b).

d) No part of the development shall 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 (B), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: The development of this site is likely to damage archaeological remains. Accordingly, the Council wishes to ensure the preservation of these remains, in situ or by record, and subsequent analyses and dissemination of the results 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.

- 27 All details of the proposed benches and seating to be used in the public open spaces shall not be otherwise than as those submitted to and approved in writing by the Council before any work is commenced on the relevant part of the development. 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 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.

- 28 Prior to the commencement of any works on site, a strategy to outline the methodology for the careful removal and the secure storage of the granite setts in Haven Street and Water Lane (the lane to the north of the railway viaduct, to the east of Kentish Town Road) along with a plan detailing the areas within the site for their re-laying, shall be submitted to and approved in writing by the Council. The relevant works shall not be carried out otherwise than in accordance with the details thus approved in the strategy.

Reason: To preserve the public realm heritage 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.

- 29 Prior to the commencement of the relevant part of the development further details of the "skewed arch" limiting northward pedestrian movements from the market open space into the local open space whilst also preserving the heritage value of the arch and maintaining an appropriate permeability route through the arch shall be submitted to the Council for approval following consultation with the local community and notwithstanding the proposals for the "skewed arch" shown on approved plan 12001_C_(00)_100, the "skewed arch" shall be implemented in accordance with such details as may be approved by the Council and shall be completed prior to the occupation of Area A.

Reason: To protect the amenity of the local open space in accordance with the requirements of policy CS5 and CS15 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.

- 30 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out at the application site otherwise than within the servicing bay at ground floor in C2 building, Area C or the loading bay accessed from Hawley Road and Kentish Town Road. At no time should servicing be completed from the public highway.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 31 The development of Areas A and D hereby permitted shall not commence until detailed design and method statements (in consultation with London Underground) for all foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority in consultation with London Underground which:

a) provide details on all structures in Areas A and D

b) accommodate the location of the existing London Underground structures and tunnels accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

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

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with the requirements of policy DP20 of the London Borough of Camden Local Development Framework Development Policies.

- 32 The relevant part of development shall not commence until details of the proposed public cycle storage area for 150 cycles accommodated within the viaduct have been submitted to and approved in writing by the Council. The development shall not be occupied until the approved facility has been provided in its entirety, and shall be thereafter permanently maintained and retained. These spaces should be provided for use free of charge to the general public.

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

- 33 Prior to the commencement of the development hereby permitted, a feasibility study shall be carried out to assess the potential for moving freight by water during the construction cycle (waste and bulk materials) and following occupation of the development (waste and recyclables). The use of waterborne transport shall be maximised during the construction of the development unless the above assessment demonstrates that such use of the canal is not physically or economically feasible.

Reason: To encourage the use of the canal for transporting waste and bulk materials in accordance with the London Plan.

- 34 Before the relevant parts of the development commence full details of the following cycle storage areas shall be submitted to and approved in writing by the Council:

- a) Area B storage areas for 48 cycles
- b) Area C storage areas for 204 cycles
- c) Area D storage areas for 50 cycles

The relevant parts of the development shall not be occupied until the approved

cycle storage areas have been provided in their entirety, and shall be thereafter permanently maintained and retained.

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

- 35 Prior to the commencement of the relevant part of the development a feasibility study of the practicality of providing a wider opening in the Flexible Space in building C2 at ground floor level onto the Northern Arches route, shall be submitted to and approved in writing by the Council. Should the Council be satisfied that it would be feasible to provide a wider opening in the Flexible Space without harming the level of vehicular delivery and servicing to the site, then notwithstanding the Flexible Space in building C2 shown on approved plan 12001_C_(00)_100, the Flexible Space shall be implemented in accordance with such details as may be approved by the Council.

Reason: To secure improved interconnectivity of commercial uses in accordance with the requirements of policy CS7 and CS8 of the London Borough of Camden Local Development Framework Core Strategy.

- 36 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential 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.

- 37 A sample panel (2m x 2m) of the paving type(s) demonstrating the proposed texture for all surfaces across the site shall be provided on site and approved in writing by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

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.

- 38 Before the development of Area A commences, details of the Shop Mobility service shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with such details as are approved.

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.

- 39 Before the relevant parts of the development are first occupied, details of the Audio-frequency induction-loop system (AFILS) shall be submitted to and approved in writing by the local planning authority prior to occupation of the employment, leisure and retail development. The development shall be carried out in accordance with such details as are approved.

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.

- 40 Before the relevant parts of the development commences the following details of community safety measures shall be submitted to the local planning authority for approval in writing in consultation with the Canal Rivers Trust where necessary:

a) A CCTV strategy to include details of cameras to be affixed to the external faces of the buildings and within the public realm, including their range of coverage.

b) External lighting strategy to include details of freestanding, fixed to the buildings, towpath wall lights and towpath ground up-lighting.

c) Details of bench seating along towpath.

d) Details of anti graffiti-brickwork to towpath walls.

e) Details of any planting strategy to towpath walls.

f) Details of towpath wall buttresses to prevent opportunity for hiding.

g) Details of all security gates that are to close routes at night, including anti-climb measures.

h) Details of all communal residential entrances being fitted with an audio visual verification access control, electronic lock release and entry phones lined to residential flats.

The approved measures implemented prior to occupation of the relevant parts of the development and be thereafter retained and maintained.

Reason: In order to protect the amenities of residents living in the area immediately surrounding the development in accordance with policy DP26 of the London Borough of Camden Local Development Framework Development

Policies.

- 41 No construction above ground 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 in writing by the Council in consultation with the Canal and Rivers Trust for towpath area. [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 enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies CS14, 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.

- 42 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 development or any phase of the development] [prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. 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 Council 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.

- 43 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 to the satisfaction of the Council. Details shall be submitted to and approved in writing by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in British Standard 3998: 2010 (Recommendation for Tree Work).

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area 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.

- 44 Details of the design of building foundations and the layout, with dimensions and

levels, of service trenches and other excavations on site in so far as these items may affect new or existing trees on or adjoining the site, shall be submitted to and approved in writing by the Council as the local planning authority before any works on site are commenced. 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 Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 45 No construction above ground shall commencement of any part of the development a plan showing details of a minimum 10 bird and minimum 10 bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be incorporated within the proposed buildings and positioned as close to the canal as possible in accordance with the approved plans prior to the occupation of the development and thereafter retained and maintained, unless prior written permission is given by the local planning authority.

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

- 46 Full details in respect of the green roofs in the areas indicated on the approved roof plans shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

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.

- 47 Should more than one year pass between the most recent bat survey and the intended commencement of demolition and/or any tree works, an updated bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. 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 and/or tree works.

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

- 48 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible

then a suitably qualified ecologist shall 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 shall not be removed until the fledglings have left the nest.

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

- 49 Prior to commencement of any relevant part of the development, the applicant must submit a Biodiversity Action Plan and implement the measures in the approved Biodiversity Action Plan and maintain them thereafter including the enhancement of, and provision of additional wildlife habitat on site.

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

- 50 Before the restaurant uses at the rooftop level in Area A commences sound insulation shall be provided for the two buildings (A1 and A2) in accordance with a scheme to be first approved in writing by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 51 Before the cinema use in Area C commences sound insulation shall be provided for the premises in accordance with a scheme to be first approved in writing by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 52 Before development commences for any of the buildings that contain a residential use, sound insulation and details of mitigation shall be provided in accordance with a scheme to be approved in writing by the local planning authority. The residential units shall not thereafter be occupied other than in accordance with the approved sound insulation scheme.

Reason: To enable the Council to ensure a reasonable standard of residential amenity in the scheme in accordance with the requirements of policies CS6 and CS16 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.

- 53 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.

- 54 Noise levels arising from external sources within all habitable rooms during the night period (23:00 - 07:00) shall not exceed 30dB LAeq (8 hours) nor 45dB LAm_{ax} (fast). Similarly, noise levels in habitable rooms shall not exceed 35 dB LAeq (16 hours) during the day time (07:00 - 23:00). Details of sound insulation measures for all relevant residential windows shall be submitted to and approved in writing by the Local Planning Authority. The approved sound insulation measures shall be installed prior to occupation of any of the student units, and retained and maintained thereafter.

Reason: To safeguard the amenities of occupiers of the proposed use, 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.

- 55 Before any A3 or A5 use commences, details of ducting and ventilation shall be provided in accordance with a scheme to be first approved in writing by the local planning authority. The A3 and A5 uses, or any primary cooking, shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 56 No development shall commence until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand in accordance with the requirements of policies CS13, CS15, CS16, CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP29, DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 57 No impact piling works 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 shall be undertaken only in strict accordance with the approved method statement.

Reason: To safeguard the existing public sewer infrastructure, in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 58 No development shall commence until a surface water drainage scheme for the site, based on the approved Flood Risk Assessment dated August 2012 reference CIV10498 ES004 has been submitted to and approved in writing by the local planning authority. The scheme shall include all the green roofs as outlined in the FRA and a reduction in surface water run-off rates to 110l/s for the whole site. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The site drainage system shall then be constructed in accordance with the details approved and be thereafter permanently maintained and retained.

Reason: To attenuate water run-off and to prevent pollution of the water environment in accordance with the requirements of policies CS13, CS15, CS16 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP29 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 59 Prior to commencement of relevant works, a Water Recycling Statement and plans describing and illustrating the water recycling and re-use systems in the development, must be submitted to and approved in writing by the local planning authority, the statement and plans must show:

a) Collection and storage of all runoff from the green roofs and roof terraces on the office building, as shown on the approved drawings, and all wastewater from the air conditioning system in the office building;

b) Re-use of the collected water within the development for the following purposes, with preference in the order shown:

- i. Flushing toilets in the residential and office buildings
- ii. Watering landscaping at ground and other floor levels throughout the development

iii. Watering green roofs on the office building

Any changes to this provision would have to be first approved in writing by the local planning authority.

Reason: In order to secure the appropriate water efficiency and sustainable drainage measures, in accordance with the requirements of policies CS13, CS15, CS16 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP29 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 60 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 local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of 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.

- 61 No development shall take place until:

a) A detailed scheme of assessment of site contamination consisting of site reconnaissance, conceptual model, risk assessment and schedule of investigation has been submitted to and approved in writing by 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 documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

b) A site investigation has been undertaken in accordance with the agreed scheme of assessment and the results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet.

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 Before development 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. In the event that Additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of CLR11, and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority 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.

- 63 No development shall be carried out above ground to construct the new building in Area D until the Local Planning Authority has confirmed either that:

(a) no appeal has been made to the Planning Inspectorate within six months of the date of the refused lawful development certificate at 35-45 Kentish Town Road (planning ref: 2012/5352/P refused 29/11/12); or
(b) no decision has been issued by the Planning Inspectorate within eighteen months of the date of the aforementioned refusal notice.

Should an appeal, pursued and determined within the above timeframes, result in the grant of a lawful development certificate, development shall not be carried out until revised details of the affected part of Area D have been approved in writing by the Local Planning Authority. Such details may include internal floor plans, elevation drawings and a Daylight and Sunlight report and the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the amenities of Area D in accordance with the requirements of policies 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 The residential flats in Area C shall not be occupied until two active and two passive electric vehicle charging points have been installed within the sub-basement car park of Area C. The charging points shall be thereafter be permanently maintained and retained.

Reason: To encourage the uptake of electric vehicles, in accordance with Policy 6.13 of the London Plan.

- 65 The development hereby permitted shall be carried out in accordance with the following approved plans - Masterplan: 12001_MP_(00)_001;

12001_MP_(00)_002; 12001_MP_(00)_100; 12001_MP_(00)_101;
12001_MP_(00)_102 rev A; 12001_MP_(00)_103; 12001_MP_(00)_104;
12001_MP_(00)_105; 12001_MP_(00)_110; 12001_MP_(00)_200 rev A;
12001_MP_(00)_201 rev A; 12001_MP_(00)_202 rev A; 12001_MP_(00)_203 rev
A; 12001_MP_(00)_204 rev A; 12001_MP_(00)_205 rev A; 12001_MP_(00)_206
rev A; 12001_MP_(00)_207; 12001_MP_(00)_208; 12001_MP_(00)_209;
12001_MP_(00)_210; 12001_MP_(00)_300; 12001_MP_(00)_301;
12001_MP_(00)_302 rev A.
Area A: 12001_A_(00)_99; 12001_A_(00)_100; 12001_A_(00)_101;
12001_A_(00)_102; 12001_A_(00)_103 rev A; 12001_A_(00)_104;
12001_A_(00)_105; 12001_A_(00)_200; 12001_A_(00)_210; 12001_A_(00)_211;
12001_A_(00)_212 rev A; 12001_A_(00)_221 rev A;
12001_A_(00)_222 rev A; 12001_A_(00)_230; 12001_A_(00)_231;
12001_A_(00)_300.

- Reason: For the avoidance of doubt and in the interest of proper planning.
- 66 The development hereby permitted shall be carried out in accordance with the following approved plans - Area B: 12001_B_(00)_100; 12001_B_(00)_101;
12001_B_(00)_102; 12001_B_(00)_103; 12001_B_(00)_104 rev A;
12001_B_(00)_105; 12001_B_(00)_106; 12001_B_(00)_107; 12001_B_(00)_108;
12001_B_(00)_109 rev A; 12001_B_(00)_200 rev A; 12001_B_(00)_201 rev A;
12001_B_(00)_230.
Area C: 12001_C_(00)_98; 12001_C_(00)_99; 12001_C_(00)_100;
12001_C_(00)_101; 12001_C_(00)_102; 12001_C_(00)_103; 12001_C_(00)_104;
12001_C_(00)_105; 12001_C_(00)_106 rev A;; 12001_C_(00)_107;
12001_C_(00)_108; 12001_C_(00)_109; 12001_C_(00)_110; 12001_C_(00)_111;
12001_C_(00)_200; 12001_C_(00)_201 rev A;; 12001_C_(00)_202;
12001_C_(00)_220; 12001_C_(00)_221; 12001_C_(00)_222; 12001_C_(00)_223;
12001_C_(00)_300.
Area D: 12001_D_(00)_099; 12001_D_(00)_100; 12001_D_(00)_101;
12001_D_(00)_102; 12001_D_(00)_103; 12001_D_(00)_104; 12001_D_(00)_105;
12001_D_(00)_106; 12001_D_(00)_200 rev A; 12001_D_(00)_220;
12001_D_(00)_300
Demolition: 12001_MP_12_001; 12001_MP_12_099; 12001_MP_12_100;
12001_MP_12_101; 12001_MP_12_102; 12001_MP_12_103;
12001_MP_12_110; 12001_MP_12_111; 12001_MP_12_112;
12001_MP_12_113; 12001_MP_12_114; 12001_MP_12_200;
12001_MP_12_201; 12001_MP_12_202; 12001_MP_12_300;
12001_MP_12_301; 12001_MP_12_302.

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

Informative(s):

- 1 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

- 2 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).
- 3 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 4 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.
- 5 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 future decision making in compliance with section 11 of the NPPF.
- 6 You are reminded to consider extending the opening time of the route, which leads

from Kentish Town Road along the rear of Area D, beyond the hours of 8am to 9pm.

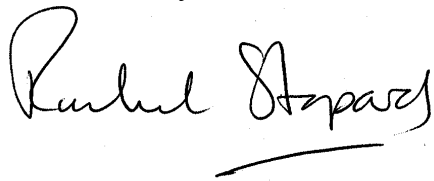
- 7 You are reminded to take the measures that will assist most with retaining and relocating existing businesses within the site during the demolition and construction phases.
- 8 You are reminded to consider relocating the public toilets to ground level.
- 9 Your attention is drawn to the fact that 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.
- 10 Reasons for granting planning permission:
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 - distribution of growth, CS3 - other highly accessible areas, CS5 - managing impact of growth, CS6 - providing quality homes, CS7 - promoting Camden's centres and shops, CS8 - promoting a successful and inclusive economy, CS9 - achieving a successful Central London, CS10 - supporting community facilities and services, CS11- sustainable travel, CS13 - tackling climate change, CS14 - high quality places and conserving heritage, CS15 - parks, open spaces and biodiversity, CS16 - health and wellbeing, CS17 - safer places, CS18 - waste and recycling, CS19 - delivering and monitoring the Core Strategy and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP1 - mixed use development, DP2 - making full use of housing capacity, 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 promoting small and independent shops, DP11 - markets, DP12 - supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses, DP13 - employment sites and premises, DP14 - tourism development and visitor accommodation, DP15 - community and leisure uses, DP16 - transport implications of development, DP17- walking, cycling and public transport, DP18 - parking standards,
- 11 Reasons for granting planning permission continued...
DP19 - managing the impact of parking, DP20 - movement of goods and materials, DP21 - highway network, DP22 - promoting sustainable design and construction, DP23 - water, DP24 - high quality design, DP25 - conserving Camden's heritage, DP26 - impact on occupiers and neighbours, DP27 - basements, DP28 - noise and vibration, DP29 - improving access, DP30 - shopfronts, DP31 - open space and outdoor recreation, DP32 - air quality and clear zone. Furthermore the proposal accords with the specific policy requirements in respect of the following principal considerations:-The proposal offers a large scale regeneration of an underused site within a highly accessible area that meets the needs of the local community through new employment, housing and school provision as well as strengthening the Camden Town centre through new market retail provision. This development would enhance the existing built environment and preserve and enhance the

character and appearance of the Regent's Canal Conservation Area and the retained listed building. The residential flats and commercial floorspace would have a high standard of design, and the new public open spaces would meet the future resident and visitor needs of the development.

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 survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.