

Miss Gemma Birckwood
CGMS Limited
Morley House
26 Holborn Viaduct
London
EC1A 2AT

Application Ref: **2011/1586/P**
Please ask for: **Amanda Peck**
Telephone: 020 7974 **5885**

3 October 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
11-13 St Pancras Way
London
NW1 0PT

Proposal:

Erection of part 6, 7, 8 and 10 storey building comprising 3,877 sqm builders merchant (Class Sui Generis) at ground and part mezzanine level and 563 student bedspaces (Class Sui Generis) with ancillary student facilities to the upper floors.

Drawing Nos: 0500 -001; -002 rev A, -003 rev A; -004; -005; -006; -102 rev D; -103 rev E; -104 rev D; -105 rev D; -106 rev D; -107 rev D; -108 rev D; 109 rev D; -110 rev C; -111 rev C; -112 rev D; -220 rev C; -221 rev C; -222 rev C; -223 rev C; -225 rev B; -300 rev A; schedule of accommodation; Air quality assessment, dated 25 March 2011; BREEAM Unite accommodation, dated 25 March 2011; BREEAM Travis Perkins facility, dated 25 March 2011; Draft Construction Management Plan, dated 25 March 2011; Daylight/Sunlight report, dated 25 March 2011; Ecology Report, 25 March 2011; Geo Environmental Report Phase 1, dated 25 March 2011; Geo Environmental Report Phase 2, dated 25 March 2011; Noise Impact Assessment, dated 25 March 2011; Planning Statement ref MR/GB/11729; Student Accommodation Needs Assessment, dated March 2011; Energy and Sustainability Statement, dated 25 March 2011; Statement of Community Involvement



Water Environmental Impact Statement, dated 25 March 2011; supplementary information in support of proposed student accommodation (and appendices), dated June 2011; CGMS response to outstanding matters letter, dated 28 June 2011, ref GB/cjd/11729; WSP response - GLA stage 1 letter, dated 23 May 2011, ref 110517 AF PECK; Environmental Noise Survey and External Building Fabric Report, dated 14 June 2011 rev 3.

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

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door including ground floor shopfronts and entrances at a scale of 1:10 with typical glazing bar details at 1:1.
 - b) Typical details (Plan, elevation and section drawings) including materials, finish and method of fixing at a scale of 1:10 with perforation detailed and sections at a scale of 1:5 of the
 - i) cladding panels;
 - ii) metal frames;
 - iii) stair-cores;
 - iv) mesh screens,
 - c) Typical details of gates, fencing and means of enclosure including materials, manufacturer specification, finish and method of fixing to the plinth and frame at a scale of 1:10 with perforation detailed and sections at a scale of 1:5
 - d) Plan, elevation and section drawings of all stair-cores, refuse and bicycle stores at a scale of 1:10
 - e) Samples and manufacturer's details of new facing materials including full scale sample panel of the facing brickwork of no less than 1m by 1m including junction with window opening and 'cut-out' demonstrating the proposed colour, texture, face-bond and pointing

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

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

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least

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.

- 10 No meter boxes, flues, vents, pipes, telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the street and return elevations of the new buildings or any elevations that can be seen from the highway, without the prior written consent 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.

- 11 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. 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 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.

- 12 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 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 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.

- 13 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved 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

approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

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

- 19 In the event that additional significant contamination is found at any time when implementing the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must then 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 prior to occupation of any part of the development hereby approved.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous use of the site in accordance with the requirements of Planning Policy Statement 23: Planning and Pollution Control (2004).

- 20 Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to and approved in writing by the local planning authority. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area, to ensure the development includes measures which seek to address personal safety, security and crime prevention, and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS14, CS15, CS17 of the London Borough of Camden Local Development Framework Core Strategy and DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 21 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, sections 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.

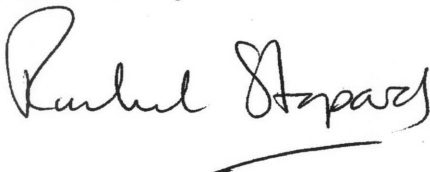
Reason: To safeguard the appearance of the premises, the setting of the neighbouring listed buildings and the character of the conservation area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and

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, DP28 Noise and vibration, DP29 Improving access, DP30 Shopfronts, DP31 Provision of, and improvements to, public open space and outd

- 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 Condition ?? requires that you submit further details of the green roofs to the local planning authority for approval. You are advised that the green roof should not be constructed of sedum, a deeper substrate should be provided in order to allow for a wildflower meadow to be established which would have a higher biodiversity value. Similarly, you are advised that the brown roof should have some spatial heterogeneity in the form of varied depths, with mounding features and a variety of particle sizes. This is more beneficial in terms of providing a diverse habitat.
- 5 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

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

Yours faithfully



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.