

## Application for Variation of Conditions Following Grant of Planning Permission

### Application Reference 2012/0096/P

Outline application for phased redevelopment of site to provide up to 296 residential (class C3) units (including up to 133 affordable units), up to 1,300sqm of commercial floor space (class A1-A5), up to 1,055sqm of business floorspace (class B1), up to 2,500sqm community and health floorspace (class D1) and associated space for parking, plant, servicing, ancillary storage and energy centre, all in five buildings as follows: block C (up to 2 and 3 storey community and health uses), blocks A, B D and E (predominantly up to 6 and 7 storeys residential and commercial uses) and block A (up to 6 to 12 storeys of residential and commercial uses); provision of open space and landscaping; alterations to existing highway layout and creation of new vehicular and pedestrian access routes; all following demolition of Belsize Road car park building, Abbey Community Centre and Hinstock and Emminster blocks (including Belsize Priory Health Centre, residential and commercial units), site-wide walkways and pedestrian railway bridge. Application provides detail for approval of layout and access only and not scale, appearance or landscaping.

### Schedule of Conditions for which Amendments are Requested

No.	Ref	Condition as Approved	Amended Condition (amendment shown in <i>italics and/or strikethrough</i> )	Justification for Amendment
9	Matters Reserved	No work on each phase of development, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition (which for the purposes of this permission shall be limited to demolition of the multi-storey carpark and attached high level walkways), shall commence until such time as details of the following matters ('reserved matters') for that phase have been submitted to the Local Planning Authority for approval: a. Design and external appearance of the buildings within the relevant phase including details of the areas to be used for each land use and showing internal layouts (including individual room uses for residential accommodation) b. Hard and soft landscaping (including tree/plant species and sizes, all hard landscape materials and means of enclosure of all unbuilt, open areas) c. Scale of the buildings	No work on each phase of development, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition (which for the purposes of this permission shall be limited to demolition of the multi-storey carpark and attached high level walkways <i>and railway footbridge</i> ), shall commence until such time as details of the following matters ('reserved matters') for that phase have been submitted to the Local Planning Authority for approval: a. Design and external appearance of the buildings within the relevant phase including details of the areas to be used for each land use and showing internal layouts (including individual room uses for residential accommodation) b. Hard and soft landscaping (including tree/plant species and sizes, all hard landscape materials and means of enclosure of all unbuilt, open areas) c. Scale of the buildings	Demolition of railway footbridge will not be impacted by submission of reserved matters. Details of the reserved matters are not dealt with by site clearance measures.
15	Residential Privacy	Prior to commencement of development of each phase of the development, details shall be submitted to and approved in writing by the Local Planning Authority in respect of measures proposed to ensure that the privacy of neighbours within and without the site shall be preserved. Such details to include location, design and dimensions of screening opaque glazing high level windows and/or other measures as appropriate. The development shall not proceed other than in accordance with the measures thus approved. All such measures shall be retained thereafter.	Prior to commencement of development of each phase of the development, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i> , details shall be submitted to and approved in writing by the Local Planning Authority in respect of measures proposed to ensure that the privacy of neighbours within and without the site shall be preserved. Such details to include location, design and dimensions of screening opaque glazing high level windows and/or other measures as appropriate. The development shall not proceed other than in accordance with the measures thus approved. All such measures shall be retained thereafter.	Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on residential privacy. In particular, the details referred to in the condition are not dealt with by site clearance measures.
18	Refuse and Recycling	Prior to commencement of development of each phase, details of the arrangements for storage and collection of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority in respect of all residential units within the phase.	Prior to commencement of development of each phase, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i> , details of the arrangements for storage and collection of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority in respect of all residential units within the phase.	Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on refuse and recycling. In particular, the details referred to in the condition are not dealt with by site clearance measures.
19i	Play Strategy	Prior to commencement of any phase of development, a Play Strategy shall be submitted to and approved in writing by the Local Planning Authority. Such strategy to demonstrate how the relevant element of the following would be provided:  Size, location and details of Doorstep Playable Spaces (suitable for under 5 year olds) within the relevant phase including detail of landscaping, climbable objects and equipment, seating and any other features incorporating items such as sand and water, to provide a minimum total quantum of 500sqm of Doorstep Play provision within the site.  Size, location and details of play provision suitable for 5-12 year olds within the local area including measures to enhance the provision to the existing play space within Belsize Open Space. Such details to include landscaping, climbable objects and equipment, seating and any other appropriate features and cost estimates for all capital works and maintenance, based on a minimum contribution which has been calculated using the child yield figures and cost of play space capital costs and 5 years of maintenance in the Council's published CPG, to provide for the equivalent of a minimum total quantum of 250sqm of appropriate play space within the local area.  Size, location and details of play provision suitable for children ages 12+ within the local area including measures to enhance the provision to the existing play space within the Abbey and Alexandra and Ainsworth Estates. Such details to include landscaping, equipment, seating and any other appropriate features and cost estimates for all works and maintenance based on a minimum contribution which has been calculated using the child yield figures and cost of play space capital costs and 5 years of maintenance in the Council's published CPG.	Prior to commencement of any phase of development, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i> , a Play Strategy shall be submitted to and approved in writing by the Local Planning Authority. Such strategy to demonstrate how the relevant element of the following would be provided:  Size, location and details of Doorstep Playable Spaces (suitable for under 5 year olds) within the relevant phase including detail of landscaping, climbable objects and equipment, seating and any other features incorporating items such as sand and water, to provide a minimum total quantum of 500sqm of Doorstep Play provision within the site.  Size, location and details of play provision suitable for 5-12 year olds within the local area including measures to enhance the provision to the existing play space within Belsize Open Space. Such details to include landscaping, climbable objects and equipment, seating and any other appropriate features and cost estimates for all capital works and maintenance, based on a minimum contribution which has been calculated using the child yield figures and cost of play space capital costs and 5 years of maintenance in the Council's published CPG, to provide for the equivalent of a minimum total quantum of 250sqm of appropriate play space within the local area.  Size, location and details of play provision suitable for children ages 12+ within the local area including measures to enhance the provision to the existing play space within the Abbey and Alexandra and Ainsworth Estates. Such details to include landscaping, equipment, seating and any other appropriate features and cost estimates for all works and maintenance based on a minimum contribution which has been calculated using the child yield figures and cost of play space capital costs and 5 years of maintenance in the Council's published CPG.	Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on the need for play provision in the area. In particular, the details referred to in the condition are not dealt with by site clearance measures.
20	Open Space Strategy	Prior to commencement of any phase of development an Open Space Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall set out measures as to how the open space to rear of Snowman House shall be enhanced and improved for use as a public open space in conjunction with the Belsize Open Space. All such measures shall be in place prior to the first occupation of any part of the second phase.	Prior to commencement of <del>any phase two</del> of development an Open Space Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall set out measures as to how the open space to rear of Snowman House shall be enhanced and improved for use as a public open space in conjunction with the Belsize Open Space. All such measures shall be in place prior to the first occupation of any part of the second phase.	The open space to the rear of Snowman House and the Belsize Open Space are contained within phase 2 of the development.

No.	Ref	Condition as Approved	Amended Condition (amendment shown in italics and/or strikethrough)	Justification for Amendment
21	Protection of Trees	<p>Prior to commencement of development of each phase, details of the following Arboricultural measures shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>a) all existing trees (with a stem diameter of 75mm or greater) on site and all existing trees within 10 metres of the perimeter of that part of the Development indicating;</p> <p>i. the location, species, stem diameter and 1.5metres above ground level, height and accurate crown spread;</p> <p>ii. those to be retained;</p> <p>iii. where nearby excavations are proposed, the level at the base of each tree to be retained;</p> <p>iv. trees to be removed in conjunction with that part of the proposed development and</p> <p>v. a plan and method statement conforming to BS:5837 (2005) for the protection of all trees to be retained;</p> <p>b) 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 will affect trees on or adjoining that part of the site;</p> <p>c) treatment of trees to be retained and new tree or other planting including indigenous species or those of wildlife, flowering or foliage value; earthworks, ground finishes, top soiling with both conserved and imported top soils, levels, drainage including falls and drain types.</p> <p>The works in connection with the relevant phase 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.</p>	<p>Prior to commencement of development of each phase, <i>other than demolition of the railway footbridge</i>, details of the following Arboricultural measures shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>a) all existing trees (with a stem diameter of 75mm or greater) on site and all existing trees within 10 metres of the perimeter of that part of the Development indicating;</p> <p>i. the location, species, stem diameter and 1.5metres above ground level, height and accurate crown spread;</p> <p>ii. those to be retained;</p> <p>iii. where nearby excavations are proposed, the level at the base of each tree to be retained;</p> <p>iv. trees to be removed in conjunction with that part of the proposed development and</p> <p>v. a plan and method statement conforming to BS:5837 (2005) for the protection of all trees to be retained;</p> <p>b) 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 will affect trees on or adjoining that part of the site;</p> <p>c) treatment of trees to be retained and new tree or other planting including indigenous species or those of wildlife, flowering or foliage value; earthworks, ground finishes, top soiling with both conserved and imported top soils, levels, drainage including falls and drain types.</p> <p>The works in connection with the relevant phase 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.</p>	<p>The demolition of the railway footbridge will not involve any excavations and no trees are to be removed as part of this programme of works.</p>
23	Slab Levels	<p>Prior to commencement of development of any phase, details of proposed slab levels, in relation to the existing and proposed levels of the site and the surrounding land, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall not be carried out other than in strict accordance with the details thus approved.</p>	<p>Prior to commencement of development of any phase, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i>, details of proposed slab levels, in relation to the existing and proposed levels of the site and the surrounding land, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall not be carried out other than in strict accordance with the details thus approved.</p>	<p>Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on finished slab levels.</p>
33	Servicing Management Plan	<p>Prior to the commencement of development within phases 1 or 3, a Servicing Management Plan (SMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the location of the proposed servicing bays, the frequency and proposed hours of servicing and the mechanisms that will be used to ensure loading and unloading takes place in accordance with the plan.</p> <p>The bays shall be provided in full prior to first occupation of the relevant phase. No servicing of any building shall take place on any part of the highway network or public realm other than in accordance with the servicing plan so approved.</p>	<p>Prior to the commencement of development within phases 1 or 3, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i>, a Servicing Management Plan (SMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the location of the proposed servicing bays, the frequency and proposed hours of servicing and the mechanisms that will be used to ensure loading and unloading takes place in accordance with the plan.</p> <p>The bays shall be provided in full prior to first occupation of the relevant phase. No servicing of any building shall take place on any part of the highway network or public realm other than in accordance with the servicing plan so approved.</p>	<p>Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on servicing. In particular, the details referred to in the condition are not dealt with by site clearance measures.</p>
34	Cycle Parking	<p>Prior to the commencement of development of each phase, the details of the cycle parking to be provided as part of the relevant phase shall be submitted to and approved by the Local Planning Authority. This shall include details of secure and covered cycle parking for each individual use within the proposed buildings and visitor cycle parking and shall demonstrate how the number of spaces would meet the Council's and TfL's published standards as applied per phase. Furthermore the details shall specify the following:</p> <p>a) the location and size of storage areas</p> <p>b) specification of cycle racks</p> <p>c) how level access is achieved</p> <p>d) methods of ensuring security of storage entry controls and</p> <p>e) any additional facilities provided for employees or users of commercial or community buildings such as changing rooms with showers, toilets and lockers</p>	<p>Prior to the commencement of development of each phase, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i>, the details of the cycle parking to be provided as part of the relevant phase shall be submitted to and approved by the Local Planning Authority. This shall include details of secure and covered cycle parking for each individual use within the proposed buildings and visitor cycle parking and shall demonstrate how the number of spaces would meet the Council's and TfL's published standards as applied per phase. Furthermore the details shall specify the following:</p> <p>a) the location and size of storage areas</p> <p>b) specification of cycle racks</p> <p>c) how level access is achieved</p> <p>d) methods of ensuring security of storage entry controls and</p> <p>e) any additional facilities provided for employees or users of commercial or community buildings such as changing rooms with showers, toilets and lockers</p>	<p>Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on cycle parking. In particular, the details referred to in the condition are not dealt with by site clearance measures.</p>
35i	Public Realm Improvements	<p>Prior to the commencement of works on each phase of the development, a Public Realm Improvements Plan, prepared in conjunction with the Council's Transport Design Team or equivalent, shall be submitted to and approved by the Local Planning Authority.</p> <p>Such plan to include details of works to the highways and public areas, including on-street cycle parking, disabled and other parking and loading bays, position specification and design of external lighting and alterations to junction and pavement lines.</p> <p>For the avoidance of doubt the relevant improvements shall be secured as following:</p> <p>Phase 1: all works within the site to the front of pavement on Belsize Road and Abbey road as far as the road bridge, incorporating parking bays and bus stop works and improved east-west crossing on Abbey Road adjacent to block A.</p> <p>Phase 2: all works within the site to the front of pavement on Belsize Road and Abbey Road, incorporating parking bays and bus stop works and improved north-south crossing on Belsize Road adjacent to block C.</p> <p>(Condition cont'd below)</p>	<p>Prior to the commencement of works on each phase of the development, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i>, a Public Realm Improvements Plan, prepared in conjunction with the Council's Transport Design Team or equivalent, shall be submitted to and approved by the Local Planning Authority.</p> <p>Such plan to include details of works to the highways and public areas, including on-street cycle parking, disabled and other parking and loading bays, position specification and design of external lighting and alterations to junction and pavement lines.</p> <p>For the avoidance of doubt the relevant improvements shall be secured as following:</p> <p>Phase 1: all works within the site to the front of pavement on Belsize Road and Abbey road as far as the road bridge, incorporating parking bays and bus stop works and improved east-west crossing on Abbey Road adjacent to block A.</p> <p>Phase 2: all works within the site to the front of pavement on Belsize Road and Abbey Road, incorporating parking bays and bus stop works and improved north-south crossing on Belsize Road adjacent to block C.</p> <p>(Condition cont'd below)</p>	<p>Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on the surrounding public realm. In particular, the details referred to in the condition are not dealt with by site clearance measures.</p>

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35ii	Public Realm Improvements	<p>Phase 3: all works within the site to the front of pavement on Belsize Road and Abbey Road, incorporating new public space in front of block D, parking bays and bus stop works, new raised table across Abbey Road, junction resurfacing works, improvements to road bridge, improved north-south crossing on Belsize Road adjacent to block D.</p> <p>The development of the relevant phase shall not be commenced until the Council has confirmed in writing that the public realm improvement works, as approved, have been secured or that arrangements have been made to have them provided, marked out and secured. First occupation of the relevant phase shall not commence until such time as the associated public realm improvements have been completed.</p>	<p>Phase 3: all works within the site to the front of pavement on Belsize Road and Abbey Road, incorporating new public space in front of block D, parking bays and bus stop works, new raised table across Abbey Road, junction resurfacing works, improvements to road bridge, improved north-south crossing on Belsize Road adjacent to block D.</p> <p>The development of the relevant phase, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i>, shall not be commenced until the Council has confirmed in writing that the public realm improvement works, as approved, have been secured or that arrangements have been made to have them provided, marked out and secured. First occupation of the relevant phase shall not commence until such time as the associated public realm improvements have been completed.</p>	Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on the surrounding public realm. In particular, the details referred to in the condition are not dealt with by site clearance measures.
40	Environmental Improvements	Prior to commencement of phase 1 of the development, confirmation that the necessary measures have been put in place to secure improvements to the pedestrian and cycling environment in the vicinity of the site shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall be completed prior to first occupation of phase 1.	Prior to commencement of phase 1 of the development, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i> , confirmation that the necessary measures have been put in place to secure improvements to the pedestrian and cycling environment in the vicinity of the site shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall be completed prior to first occupation of phase 1.	Site clearance, preparation, services, infrastructure and demolition of structures on site do not involve improvements to the pedestrian and cycling environment in the vicinity of the site.
42	Level Plans	No part of each phase shall commence, until such time as the Council has confirmed in writing that it has received plans demonstrating the levels at the interface of the relevant phase of Development with the boundary of the Property and the Public Highway.	No part of each phase shall commence, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i> , until such time as the Council has confirmed in writing that it has received plans demonstrating the levels at the interface of the relevant phase of Development with the boundary of the Property and the Public Highway.	Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on finished site levels.
43	Car Club Bays	<p>Prior to commencement of development of phase 1, the results of a study investigating the feasibility of providing a minimum of two on-street car club bays within the site, their location and timescales for their provision (as far as they relate to the delivery of development phases) shall be submitted to and approved by the Local Planning Authority in writing.</p> <p>The car club bays shall be provided and marked out and secured in accordance with the details and timing thus approved.</p>	<p>Prior to commencement of development of phase 1, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i>, the results of a study investigating the feasibility of providing a minimum of two on-street car club bays within the site, their location and timescales for their provision (as far as they relate to the delivery of development phases) shall be submitted to and approved by the Local Planning Authority in writing.</p> <p>The car club bays shall be provided and marked out and secured in accordance with the details and timing thus approved.</p>	Site clearance, preparation, services, infrastructure and demolition of structures on site will not impact upon the requirement to provide car club parking within the new development. The details referred to within the condition are not dealt with by site clearance measures.
45	Acoustic Report	<p>Prior to the commencement of any phase of the development, an acoustic report, demonstrating how any mechanical plant to be installed within the phase will accord with the noise and vibration standards as set out in the Local Development Framework and CPG. The report shall include such manufacturers specifications and details of noise and vibration mitigation measures as necessary.</p> <p>The plant shall not be operated other than in complete accordance with such measures as may be approved.</p>	<p>Prior to the commencement of any phase of the development, <i>other than site clearance and demolition</i>, an acoustic report, demonstrating how any mechanical plant to be installed within the phase will accord with the noise and vibration standards as set out in the Local Development Framework and CPG. The report shall include such manufacturers specifications and details of noise and vibration mitigation measures as necessary.</p> <p>The plant shall not be operated other than in complete accordance with such measures as may be approved.</p>	Site clearance and demolition of structures on site will not leave any mechanical plant installed on the site.
47	Drainage & SUDs	<p>Prior to commencement of any phase of development, a Water Management Strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority. Such strategy to be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall set out specifications, calculation and details of the measures applied to achieve a reduction in surface water runoff of at least 75% from existing levels for the land within the relevant phase; the strategy to also set out details of the grey water harvesting system to be provided as part of the relevant phase.</p> <p>The SUDs and grey water harvesting measures shall be provided and maintained in accordance with the details thus approved.</p>	<p>Prior to commencement of any phase of development, <i>other than site clearance &amp; demolition</i>, a Water Management Strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority. Such strategy to be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall set out specifications, calculation and details of the measures applied to achieve a reduction in surface water runoff of at least 75% from existing levels for the land within the relevant phase; the strategy to also set out details of the grey water harvesting system to be provided as part of the relevant phase.</p> <p>The SUDs and grey water harvesting measures shall be provided and maintained in accordance with the details thus approved.</p>	Site clearance and demolition will not impact adversely on the sustainability of drainage across the site. Grey water harvesting is irrelevant for demolition phases.
52	Biodiversity Strategy	<p>Prior to commencement of any phase of development, a Biodiversity Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall set out:</p> <p>a. the area, location and specification of all green and brown roofs and position and location of all photovoltaic panels and solar panels and other roof mounted fixtures within the relevant phase and</p> <p>b. improvements to be made to biodiversity, ecology and habitat provision within the site in accordance with the Habitat Survey submitted in support of the approved development.</p> <p>No part of each phase shall be occupied until such time as the measures thus approved have been provided in full. All such measures to be thereafter retained.</p>	<p>Prior to commencement of any phase of development, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i>, a Biodiversity Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall set out:</p> <p>a. the area, location and specification of all green and brown roofs and position and location of all photovoltaic panels and solar panels and other roof mounted fixtures within the relevant phase and</p> <p>b. improvements to be made to biodiversity, ecology and habitat provision within the site in accordance with the Habitat Survey submitted in support of the approved development.</p> <p>No part of each phase shall be occupied until such time as the measures thus approved have been provided in full. All such measures to be thereafter retained.</p>	Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on the biodiversity of the completed scheme. In particular, the details referred to in the condition are not dealt with by site clearance measures.
54	Ducting and Ventilation	<p>Prior to commencement of each phase of development in respect of development which includes food and drink floorspace within use classes A3 to A5 in addition to the large retail unit in phase 1, details of extract ventilating system shall be submitted to and approved in writing by the Local Planning Authority. Such details to include routing of ducts and discharge points and associated acoustic isolation and sound and vibration attenuation measures and an Acoustic Impact report prepared by a suitable qualified and experienced acoustic engineer which sets out how the equipment would meet the council's published noise and vibration standards.</p> <p>The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council. In the event of no satisfactory ventilation being provided, no primary cooking shall take place on the premises.</p>	<p>Prior to commencement of each phase of development in respect of development which includes food and drink floorspace within use classes A3 to A5 in addition to the large retail unit in phase 1, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i>, details of extract ventilating system shall be submitted to and approved in writing by the Local Planning Authority. Such details to include routing of ducts and discharge points and associated acoustic isolation and sound and vibration attenuation measures and an Acoustic Impact report prepared by a suitable qualified and experienced acoustic engineer which sets out how the equipment would meet the council's published noise and vibration standards.</p> <p>The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council. In the event of no satisfactory ventilation being provided, no primary cooking shall take place on the premises.</p>	Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on the ducting and ventilation in the completed scheme. In particular, the details referred to in the condition are not dealt with by site clearance measures.

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57	Contamination Assessment	<p>Prior to commencement of development of each phase, a detailed written scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation for that phase shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environmental Agency's Model Procedures for the Management of Contamination (CLR11)</p>	<p>Prior to commencement of development of each phase, <i>other than demolition of the railway footbridge</i>, a detailed written scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation for that phase shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environmental Agency's Model Procedures for the Management of Contamination (CLR11)</p>	The demolition of the railway footbridge will not cause significant disturbance to the ground condition of the site.
58	Site Investigation and Submission of a Remediation Scheme	<p>Prior to commencement of development of each phase, a site investigation shall be undertaken for that phase in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences, a remediation scheme shall be agreed in writing with the Local Planning Authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.</p>	<p>Prior to commencement of development of each phase, <i>other than the demolition of the railway footbridge</i>, a site investigation shall be undertaken for that phase in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences, <i>other than the demolition of the railway footbridge</i>, a remediation scheme shall be agreed in writing with the Local Planning Authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.</p>	The demolition of the railway footbridge will not cause significant disturbance to the ground condition of the site.
61	Local Wind Environment	<p>Prior to commencement of development of each phase, details of micro climate mitigation measures necessary to provide an appropriate wind environment throughout and surrounding the development shall be submitted to and approved in writing by the Local Planning Authority.</p>	<p>Prior to commencement of development of each phase, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i>, details of micro climate mitigation measures necessary to provide an appropriate wind environment throughout and surrounding the development shall be submitted to and approved in writing by the Local Planning Authority.</p>	Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on the local wind environment. In particular, the details referred to in the condition are not dealt with by site clearance measures.
62	Telecoms Impact	<p>Prior to commencement of development of phase 1, details of an assessment of the impact of the tower element on local reception of television and radio signals and any scheme of mitigation measures required shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Development of the relevant phase shall not be carried out other than in accordance with the approved scheme.</p>	<p>Prior to commencement of development of phase 1, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i>, details of an assessment of the impact of the tower element on local reception of television and radio signals and any scheme of mitigation measures required shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Development of the relevant phase shall not be carried out other than in accordance with the approved scheme.</p>	Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on the design of the tower element. In particular, the details referred to in the condition are not dealt with by site clearance measures.
66	KX Working	<p>Prior to commencement of each phase of development, the applicant and/or/developer shall:</p> <ol style="list-style-type: none"> <li>have entered into an agreement with Kings Cross Construction Skills Centre to ensure that all job vacancies during the construction phases are registered with KCC at the same time as other recruitment efforts and every effort is made to ensure that no less than 20% of the work force is comprised of residents of the London Borough of Camden.</li> <li>have entered into an agreement with the Kings Cross Construction Skills Centre (KXCSC) to ensure that at least one construction industry apprenticeship for a Camden resident is recruited via the KXCSC for each 4000sqm of proposed floorspace within that phase, each apprentice to be employed for at least 52 weeks.</li> <li>have demonstrated that they have worked with the Council's local procurement team to provide opportunities for Camden-based businesses to tender for the supply of goods and services during construction.</li> </ol>	<p>Prior to commencement of each phase of development, <i>other than site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition of the carpark with its attached high level walkway and pedestrian footbridge</i>, the applicant and/or/developer shall:</p> <ol style="list-style-type: none"> <li>have entered into an agreement with Kings Cross Construction Skills Centre to ensure that all job vacancies during the construction phases are registered with KCC at the same time as other recruitment efforts and every effort is made to ensure that no less than 20% of the work force is comprised of residents of the London Borough of Camden.</li> <li>have entered into an agreement with the Kings Cross Construction Skills Centre (KXCSC) to ensure that at least one construction industry apprenticeship for a Camden resident is recruited via the KXCSC for each 4000sqm of proposed floorspace within that phase, each apprentice to be employed for at least 52 weeks.</li> <li>have demonstrated that they have worked with the Council's local procurement team to provide opportunities for Camden-based businesses to tender for the supply of goods and services during construction.</li> </ol>	The use of KXCSC is only considered to be appropriate where a contract is at least 52 weeks in duration. Demolition and site clearance will be procured through two separate contracts, each of which are less than 52 weeks in duration.
67	Archaeology	<ol style="list-style-type: none"> <li>Prior to the commencement of each phase of development, the applicant shall secure the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the local planning authority.</li> <li>No development or demolition (other than of the high level walkways) shall take place in any phase other than in accordance with the Written Scheme of Investigation approved under a above.</li> <li>No part of any phase shall be first occupied until the relevant 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 provision made for analysis, publication and dissemination of the results and archive deposition has been secured.</li> </ol>	<ol style="list-style-type: none"> <li>Prior to the commencement of each phase of development, <i>other than demolition of the railway footbridge</i>, the applicant shall secure the implementation of a programme of archaeological mitigation in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the local planning authority.</li> <li>No development or demolition (other than of the <i>high level walkways, which includes the railway footbridge</i>) shall take place in any phase other than in accordance with the Written Scheme of Investigation approved under a above.</li> <li>No part of any phase shall be first occupied until the relevant 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 provision made for analysis, publication and dissemination of the results and archive deposition has been secured.</li> </ol>	The demolition of the railway footbridge will not cause significant disturbance to the ground condition of the site.
69	Piling Method Statement	<p>Prior to commencement of any phase of development, a piling method statement shall be submitted to and approved in writing by the local planning authority. Such method statement to detail 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.</p> <p>All piling works shall be undertaken only in strict accordance with the approved measures.</p>	<p>Prior to commencement of any phase of development, <i>excluding the demolition of the railway footbridge</i>, a piling method statement shall be submitted to and approved in writing by the local planning authority. Such method statement to detail 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.</p> <p>All piling works shall be undertaken only in strict accordance with the approved measures.</p>	The demolition of the railway footbridge will not involve any piling.
70	Community Safety	<p>Prior to commencement of any phase of development, a Community Safety Statement shall be submitted to and approved by the Local Planning Authority. Such statement to set out details of security measures to all buildings, including external lighting, CCTV, basement security measures, lighting to entrance areas, control of access points and other related controls and measures.</p>	<p>Prior to commencement of any phase of development, <i>excluding site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i>, a Community Safety Statement shall be submitted to and approved by the Local Planning Authority. Such statement to set out details of security measures to all buildings, including external lighting, CCTV, basement security measures, lighting to entrance areas, control of access points and other related controls and measures.</p>	Site clearance, preparation, services, infrastructure and demolition of structures on site will not have an impact on community safety measures. In particular, the details referred to in the condition are not dealt with by site clearance measures.

No.	Ref	Condition as Approved	Amended Condition (amendment shown in italics and/or strikethrough)	Justification for Amendment
71	Open Space Contribution	Prior to commencement of each phase of development, confirmation that the necessary measures to secure appropriate open space provision and improvements shall be submitted to and approved in writing by the Local Planning Authority.	Prior to commencement of each phase of development, <i>excluding site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i> , confirmation that the necessary measures to secure appropriate open space provision and improvements shall be submitted to and approved in writing by the Local Planning Authority.	Site clearance, preparation, services, infrastructure and demolition of structures on site will not result in increased demand for open space on site.
72	Education	Prior to commencement of phases 1 and 3 of the development, confirmation that the necessary measures to secure appropriate measure to support the local education infrastructure shall be submitted to and approved in writing by the Local Planning Authority.	Prior to commencement of phases 1 and 3 of the development, <i>excluding site clearance &amp; preparation, relocation of services, utilities and public infrastructure and demolition</i> , confirmation that the necessary measures to secure appropriate measure to support the local education infrastructure shall be submitted to and approved in writing by the Local Planning Authority.	Site clearance, preparation, services, infrastructure and demolition of structures on site will not result in increased demand for education provision.

