

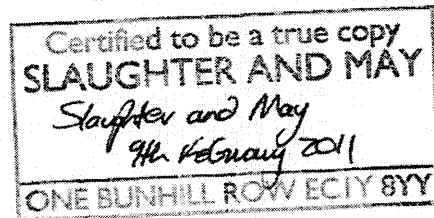


Development Control
Planning Services
London Borough of Camden
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Caroline McIntyre
DP9
100 Pall Mall
LONDON
SW1Y 5NQ



Application Ref: **2010/4683/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 2061

4 February 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:
132-142 Hampstead Road
London
NW1 2PS

Proposal:

Change of use of existing building at 132-140 Hampstead Road, together with partial demolition of upper parts and addition of roof top extensions and associated internal and external works, from an existing mixed use of warehouse and offices (Use Classes B8 and B1a) to a mixed use of offices (B1a) and flexible storage/light industrial use (B8/B1c): Demolition of existing petrol filling station at 142 Hampstead Road (Sui Generis use) and construction of a new 12-storey building (Class C3) containing 30 private (9 x 1 bed; 18 x 2 bed; 3 x 3 bed) and 8 affordable (1 x 1 bed; 3 x 2 bed; 3 x 3 bed social rented, and 1 x 2 bed intermediate) residential flats plus a retail unit (Class A1) at ground floor level: Works of hard and soft landscaping, alterations to the service road and other works incidental to the application.

Drawing Nos: Existing drwg Nos: 22883-T-01; T-02; E-01; 132-22883F-01; F-02; F-03; F-04; F-05; F-06; F-07; F-09; S-01-01; 140-22883F-01; F-02; F-03; F-04; F-05; F-06; F-07; S-01-03.

06024-ABC_01_P100 rev P00; 00_P100 rev P00; 00_P101 rev P00; 90_P100 rev P00; 90_P101 rev P00; 90_P102 rev P00; AB_00_P102 rev P00; P103 rev P00; P104 rev P00;



P105 rev P00; P106 rev P00; P107 rev P00; P108 rev P00; P109 rev P00; P110 rev P00; P111 rev P00; ABC_00_P200 rev P00; P201 rev P02; AB_00_P202 rev P00; P203 rev P02; P204 rev P00; P205 rev P00; P300 rev P00; P301 rev P00; P302 rev P00; P303 rev P00; P304 rev P00; P305 rev P00; C_00_P102 rev P01; P103 rev P01; P104 rev P01; P107 rev P01; P108 rev P02; P112 rev P01; P113 rev P02; P114 rev P00; P115 rev P00; P200 rev P00; P201 rev P00; P202 rev P00; P203 rev P00; P300 rev P00; P301 rev P00; P401 rev P00; P402 rev P00. Letter from DP9 dated 11/11/2010.

Supporting Documentation: Design & Access Statement dated August 2010; Proposed New Basement Construction Method Statement Dated Aug 2010 by Elliot Wood; Consultation Statement Dated Aug 2010 by DP9; Environmental Noise Survey & PPG24 Assessment Dated Aug 2010 by Hann Tucker; Contamination Report Dated Aug 2010 By SLR; Flood Risk Statement Dated Aug 2010 by Elliot Wood; Air Quality Assessment Dated Aug 2010 by Arup; Daylight and Sunlight Report Dated Aug 2010 by GIA; Planning Report Dated Aug 2010 by DP9; Transport Statement Dated Aug 2010 by Clewlow Consulting; Sustainability Statement Dated Aug 2010 by ARUP; Energy Statement Dated Aug 2010 by ARUP; Vibration Impact Assessment Dated Aug 2010 by ARUP; Letter from DP9 dated 03/11/10; External building fabric for Commercial Building revision B dated Nov 2010 by Hann Tucker; External building fabric for Residential Building revision B dated Nov 2010 by Hann Tucker.

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

Condition(s) and Reason(s):

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

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

- 2 The following detailed drawings, and/or samples of materials as appropriate shall be submitted to and approved in writing by the Local Planning Authority before the relevant parts of the work are begun:
 - a) Samples of all facing materials (glazing, fencing, balustrades, louvre cladding, brickwork, render, rain screens, concrete and panels);
 - b) Typical details of all external doors, stairs, balconies, balustrades, fencing, glazing and curtain walling (including frames) and louvre cladding to stairs and plant screen comprising elevations and sections at 1:20 scale.
 - c) 1:10 sections through facade showing window frames, glazing panes, brick detailing and render cladding.

A samples board of the approved details shall be erected and maintained on site throughout the works period and the relevant parts 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 policy DP24 of the London Borough of Camden Local Development Framework

Development Policies.

- 3 Details of a lighting plan to the service road and 2.5 metre high fencing to the enclosed open spaces on the site shall be submitted to and approved by the local planning authority and be implemented in accordance with the approved details prior to occupation.

Reason: To ensure a safe and secure environment in accordance with policy 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.

- 4 Notwithstanding the detail shown on the approved plans this permission does not extend to the detailed layout of the open space on the site or its planting. The relevant works shall not take place until full revised details of this space along with hard and soft landscaping and means of enclosure of all un-built, open areas of the site 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.

- 5 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 the adjacent 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.

- 6 The landscape details for the open space at the southern end of the site shall be accompanied by details of a management plan setting out a programme of measures for its ongoing use and maintenance. Such measures as approved shall at all times remain in operation unless otherwise approved in writing by the local authority.

Reason: In the interests of securing a well designed and attractive open space that

remains safe and accessible to all in accordance with policies CS14 and 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.

- 7 Full details in respect of the brown roofs in the areas indicated on the approved roof plans 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 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.

- 8 None of the dwellings hereby permitted shall be occupied until full details have been submitted to and approved in writing by the local planning authority, indicating sound insulation and attenuated ventilation so as to ensure that noise from external sources shall not exceed the following levels:
Living rooms - 40dB LAeq, 16 hours 07.00 to 23.00
Bedrooms - 35 dB LAeq, 8 hours 23.00 to 07.00
The approved measures shall be implemented prior to the first occupation of each dwelling and thereafter maintained.

Reason: In the interests of the amenities of future occupiers of the development and in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 None of the dwellings hereby permitted shall be occupied until appropriate ameliorative measures to ensure that re-radiated structure-borne or ground-borne noise levels do not exceed 35dB(A)max within the premises have been incorporated into the building in accordance with details of such measures that have been first submitted to and approved by the local planning authority in writing.

Reason: In the interests of the amenities of future occupiers of the development and in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Technical specification details of the mechanical plant to be installed within the plant areas shown on the submitted floor plans approved, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.

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.

- 11 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.

- 12 No development of the residential part of this permission or the landscaping of the southern open space shall take place until:
- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and
 - b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council.
 - c) All approved remediation measures shall be implemented strictly in accordance with the approved details and a verification report shall be submitted and approved by the Council.

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.

- 13 Full details for fitting out the cycle stores shown on the approved plans providing for the parking of 44 cycles in the residential building and 126 cycles in the commercial building shall be submitted and approved by the local planning authority in writing. The approved cycle parking facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant parts of the development, and 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.

- 14 The 3 external car parking spaces shown on the approved ground floor plans are to be provided for the residential part of the development as wheelchair accessible bays for use by registered holders of a disabled persons badge (issued under the Chronically Sick and Disabled Person Act) only. These shall not at any time be used in connection with the commercial accommodation. At least one of these spaces shall be for the dedicated use of permanent residents or visitors of the affordable accommodation only and no more than one space shall be for the dedicated use of the private accommodation.

Reason: In order to ensure a sustainable development and access for all in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP29 and Appendix 2 of the London Borough of Camden Local Development Framework Development Policies.

- 15 All of the affordable housing units hereby approved shall be provided to Lifetime Homes standards in accordance with the details as shown in the approved plans and supporting information accompanying the application or such other details as shall have first been approved by the local authority in writing.

Reason: To ensure satisfactory provision is made within the development to ensure that all of the units will be suitable/adaptable for their occupiers over time, taking account of their changing physical abilities in accordance with policy DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 16 The wheelchair accessible units in the affordable accommodation hereby approved shall be built and fitted out in accordance with the details as shown in the approved plans and supporting information accompanying the application or such other details as shall have first been approved by the local authority in writing.

Reason: To ensure satisfactory provision is made within the development to provide for people with disabilities in accordance with policies DP6 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 17 The development hereby permitted shall be carried out in accordance with the following approved plans 06024-ABC_01_P100 rev P00; 00_P100 rev P00; 00_P101 rev P00; 90_P100 rev P00; 90_P101 rev P00; 90_P102 rev P00; AB_00_P102 rev P00; P103 rev P00; P104 rev P00; P105 rev P00; P106 rev P00; P107 rev P00; P108 rev P00; P109 rev P00; P110 rev P00; P111 rev P00; ABC_00_P200 rev P00; P201 rev P02; AB_00_P202 rev P00; P203 rev P02; P204 rev P00; P205 rev P00; P300 rev P00; P301 rev P00; P302 rev P00; P303 rev P00; P304 rev P00; P305 rev P00; C_00_P102 rev P01; P103 rev P01; P104 rev P01; P107 rev P01; P108 rev P02; P112 rev P01; P113 rev P02; P114 rev P00; P115 rev P00; P200 rev P00; P201 rev P00; P202 rev P00; P203 rev P00; P300 rev P00; P301 rev P00; P401 rev P00; P402 rev P00.

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

Informative(s):

- 1 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Highways Engineering Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444) or email highwayengineering@camden.gov.uk
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 4 You should note in relation to condition 4 above that the planting plan to be submitted for the southern open space will be expected to include larger canopy trees on the pavement edge with under storey planting to provide a greener appearance.
- 5 You are advised of the presence of London Underground rail lines passing underneath the proposal site. Therefore London Underground Limited should be consulted prior to the commencement of any works in connection with the construction of underground structures or foundations, or excavations in these regards.
- 6 The flexible B8/B1c use hereby granted is permitted under Part 3, Class E of the General Permitted Development Order 1995. You are advised that if implemented, the flexibility of use will only endure for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 7 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, Urban Design and Renewal, Camden Town Hall,

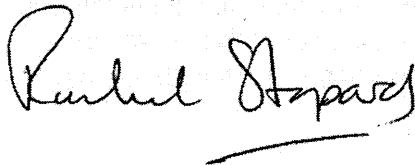
- Argyle Street, WC1H 8EQ
8 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden LDF Core Strategy and Development Plan Policies namely CS1 - distribution of growth, CS5 - managing impact of growth, CS6 - providing quality homes, CS7 - promoting Camden's centres and shops, CS8 - promoting a successful and inclusive economy, 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; DP1 - mixed use development, DP2 - making full use of housing capacity, DP3 - affordable housing, DP5 - homes of different sizes, DP6 - lifetime homes and wheelchair housing, DP10 - small and independent shops, DP13 - employment premises and sites, DP15 - community and leisure uses, DP16 - transport implications of development, DP17- walking, cycling and public transport, DP18 - parking standards, DP19 - impact of parking, DP20 - movement of goods and materials, DP21 - highway network, DP22 - promoting sustainable design and construction, DP23 - water, DP24 - high quality design, DP26 - impact on occupiers and neighbours, DP28 - noise and vibration, DP29 - improving access, DP30 - shopfronts, DP31 - open space and outdoor recreation, DP32 - air quality and clear zone; and Policy LU1 - Land use proposals schedule (site 20) of the Replacement Unitary Development Plan 2006.

- 9 Reasons for granting permission (continued)...
- Furthermore, the proposed development would provide a sustainable solution for the future of this site which offers valuable affordable housing along with continued employment use. The proposed height, bulk and mass of the buildings are acceptable for the site as assessed in its current context. The applicant has entered into a section 106 agreement to ensure that various matters such as affordable housing, transport infrastructure improvements (including Crossrail provision), sustainability, energy efficiency, public art, construction jobs and community facilities will be satisfactorily provided as set out within the application's supporting documentation and so as to comply with the relevant policies.

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.