

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



dated 25 March 2011; Transport Statement, dated 25 March 2011;; 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.

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 student accommodation hereby approved shall not provide more than 563 single bedspaces.

Reason: To ensure that the accommodation is not occupied by more residents than it was designed for, resulting in a detrimental impact on the standard of the accommodation, a greater impact on the amenities of the local environment and the transport network in accordance with the requirements of DP9, DP16 and DP26, of the London Borough of Camden LDF Development Policies (2010).

- 3 The 'cluster flats' as shown in the drawings hereby approved shall not be subdivided or self-contained.

Reason: To ensure that the accommodation provides a range of student accommodation including flats with shared facilities in accordance with the requirements of DP9 of the London Borough of Camden LDF Development Policies (2010).

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: 0500 -001; -002 rev A, -003 rev A; -004 rev A; -005; -006; -102 rev; -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; 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 dated 25 March 2011; Transport Statement, dated 25 March 2011;;

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

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 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.

- 7 No plant or machinery shall be installed on the external parts of the building other than in the areas indicated as plant rooms on the approved plans.

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

- 8 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 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.

- 9 Before the development commences details of anti vibration measures and sound insulation to windows, walls, floors and ceilings, or other parts of the building (as necessary) to the proposed student accommodation against external noise and vibration from the surrounding area, and the ground floor commercial unit shall be submitted to and approved in writing by the local planning authority. Glazing to the residential units and the proposed whole house ventilation system shall achieve "good" internal noise levels as per BS 8233 and the WHO internal noise levels guides and these levels shall be permanently retained and maintained thereafter. The development shall only be carried out in accordance with any such approved details and any such sound insulation and anti vibration measures approved shall be implemented prior to any occupation of the proposed student accommodation and shall be permanently retained thereafter.

Reason: To safeguard the amenities of future occupants in accordance with the

requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 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

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.

- 14 The parking spaces designed to wheelchair user standards shall be provided before the relevant part of the development is occupied and shall be permanently maintained and retained thereafter. Only vehicles used by disabled blue badge parking permit holders shall be permitted to use these spaces

Reason: In order to satisfactorily provide for the wheelchair users in accordance with Appendix 6 of Supplementary Planning Guidance, policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 15 No loading or unloading of goods by vehicles arriving at or departing from the ground floor commercial unit shall be carried out otherwise than within the curtilage of the building.

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..

- 16 Before the development is occupied the service road and unloading area within the site shall be clearly marked out in thermoplastic paint stating "No Parking". Thereafter, at no time shall any goods, vehicles, plant equipment or other obstruction be left in this area and the markings shall be permanently maintained and retained unless prior written consent is given by the Council.

Reason: In order to satisfactorily provide for the movement of vehicles within the site and in the interests of highways and pedestrian safety in accordance with Appendix 6 of Supplementary Planning Guidance, 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.

- 17 Prior to occupation of the building hereby approved the proposed internal cycle storage areas at ground and mezzanine floor levels (142 josta 2-tier spaces and 16 sheffield stand spaces) as shown on the drawings hereby approved shall be provided in their entirety and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 18 Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and

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

DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 22 Detailed drawings of the student bedrooms designed to meet wheelchair housing standards, or designed so that they can be easily adapted to meet them, as identified in the submitted drawings and documents shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant part of the development. The student bedrooms hereby approved, shall be provided in accordance with the details thus approved prior to occupation of the building and shall be permanently maintained and retained thereafter.

Reason: To ensure that the accessible student bedrooms are suitable for wheelchair users or can be easily adapted to meet them in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and and DP6 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

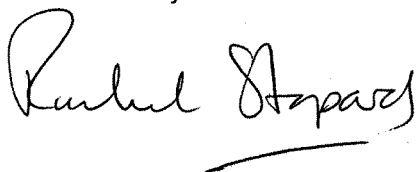
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 policies CS1 Distribution of growth, CS2 Growth areas CS3 Other highly accessible areas, CS4 Areas of more limited change, CS5 Managing the impact of growth and development, CS6 Providing quality homes, CS8 - Promoting a successful and inclusive Camden economy, CS10 Supporting community facilities and services, CS11 Promoting sustainable and efficient travel, CS13 Tackling climate change through promoting higher environmental standards, CS14 Promoting high quality places and conserving our heritage, CS15 Protecting and improving our parks and open spaces and encouraging biodiversity, CS16 Improving Camden's health and well-being, CS17 Making Camden a safer place, CS18 Dealing with waste and encouraging recycling, CS19 Delivering and monitoring the Core Strategy, and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP2 Making full use of Camden's capacity for housing, DP3 Contributions to the supply of affordable housing, DP6 Lifetime homes and wheelchair housing, DP9 Student housing, bedsits and other housing with shared facilities, DP13 employment premises and sites, DP15 Community and leisure uses, DP16 The transport implications of development, DP17 Walking, cycling and public transport, DP18 Parking standards and limiting the availability of car parking, DP19 - Managing the impact of parking DP20 Movement of goods and materials, DP21 Development connecting to the

- highway network, DP22 Promoting sustainable design and construction, DP23 Water, DP24 Securing high quality design, DP25 Conserving Camden's heritage, DP26 Managing the impact of development on occupiers and neighbours, 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.

