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Application Ref: **2011/2072/P**  
Please ask for: **Conor McDonagh**  
Telephone: 020 7974 2566

22 September 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:

**Twyman House**  
**31 - 39 Camden Road**  
**London**  
**NW1 9LR**

Proposal:

Redevelopment of the site with the erection of a part 4/7/8 storey building, including lower ground level, comprising 54 residential units (Use Class C3) (16 x one bed, 20 x two bed, 15 x three bed and 3 x four bed), 96 sq.m of either retail/professional & financial services/cafe (Use Classes A1/A2/A3) at part lower ground floor level fronting canal and 111 sq.m of retail/cafe use at part ground floor level fronting Camden Road, with associated hard and soft landscaping, cycle storage and 3 x disabled car parking bays off Bonny Street, following the conversion of Pulse House and demolition of Twyman House.

Drawing Nos: P\_00\_G100\_001A Location Plan; P\_00\_JA12\_001A; P\_00\_JA12\_002A; 7780/02A; 7780/03C; 7780/04B; 7780/05; 7780/06; 7780/07; 7780/08; 7780/10; 7780/11; 7780/09; E\_S\_JA12\_001A; E\_E\_JA12\_001A; E\_S\_JA12\_002A; E\_E\_JA12\_002A.

P_LG_G200_001B;	P_00_G200_001B;	P_01_G200_001C;	P_02_G200_001B;
P_03_G200_001A;	P_04_G200_001A;	P_05_G200_001B;	P_06_G200_001B;
P_RF_G200_001B;	P_LG_G200_002B;	P_00_G200_002C;	P_01_G200_002C;



P\_02\_G200\_002B; P\_03\_G200\_002A; P\_04\_G200\_002A; P\_05\_G200\_002B;  
 P\_06\_G200\_002B; P\_RF\_G200\_002B; P\_LG\_G200\_003B; P\_00\_G200\_003B;  
 P\_01\_G200\_003C; P\_02\_G200\_003B; P\_03\_G200\_003A; P\_04\_G200\_003A;  
 P\_05\_G200\_003B; P\_06\_G200\_003B; P\_RF\_G200\_003B; E\_N\_G200\_001B;  
 E\_NE\_G200\_001C; E\_S\_G200\_001C; E\_E\_G200\_001B; E\_W\_G200\_001B;  
 E\_N\_G200\_003B; E\_NE\_G200\_003C; E\_S\_G200\_003C; E\_E\_G200\_003B;  
 E\_W\_G200\_003B; D\_AL\_G251\_001B; D\_AL\_G251\_002B; BD\_E\_AL\_G200\_001B;  
 S\_AA\_G200\_001B; S\_BB\_G200\_001B; S\_CC\_G200\_001B; S\_DD\_G200\_001B;  
 S\_AA\_G200\_002B; S\_BB\_G200\_002B; S\_CC\_G200\_002B; S\_DD\_G200\_002B;  
 S\_AA\_G200\_003B; S\_BB\_G200\_003B; S\_CC\_G200\_003B; S\_DD\_G200\_003B;  
 BC\_P\_00\_D811\_001A; BB\_P\_01\_D811\_002C; BC\_P\_01\_D811\_001C;  
 BC\_P\_01\_D811\_002B.

Design and Access Statement 30 August 2011; Construction Management Plan; Structural Concept Report & Desktop Study; Energy Strategy; Code for Sustainable Homes Pre-Assessment; Statement of Community Involvement; Transport Statement; Archaeological Study; Acoustic Report; Daylight / Sunlight Report; Internal Daylight and Overshadowing Report dated 25 August 2011; Air Quality Assessment; Arboriculture Report; Ecology Report; Code for Sustainable Homes Ecology Report; Landscape Report; Townscape Document; Lifetime Homes Schedule 2010; Flood Risk letter; Sustainability Statement dated June 2011. (All dated April 2011 unless otherwise specified).

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 Detailed drawings and/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 shopfronts at a scale of 1:10 with typical glazing bar details at 1:1.

d) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.

c) Details elevations and section showing typical facing brick arrangement including expansion joints vertical and horizontal banding;

d) Samples and manufacturer's details of new facing materials including brickwork,

windows and door frames, glazing, balconies, all boundary treatments, balustrades, perforated metal ventilation panels and fins, timber cladding and shutter and glazed tiles and any other facing materials.

e) A sample panel of brickwork no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.

f) Samples of any proposed canalside security shutters.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved, and implemented in accordance with any such approval.

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.

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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.

- 4 Prior to the relevant part of the development commencing, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 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 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 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction"

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 Prior to the relevant part of the development commencing, full details of the planters to accommodate the 3 x Cherry Trees on Camden Road shall be 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 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to commencement on the relevant part of the development a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to the commencement of the relevant part of development details of the

Sustainable Urban Drainage system and the Rainwater Harvesting system shall be submitted to and approved by the local planning authority and such systems shall be implemented as part of the development and thereafter retained and maintained in accordance with the manufacturers recommendations.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 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..

- 10 Prior to the relevant part of the development commencing, a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained and maintained, unless prior written permission is given by the local planning authority.

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

- 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 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 Prior to commencement on the relevant part of the development hereby approved details of sound insulation and noise control measures shall be submitted to and approved in writing by the Local Planning Authority. The sound insulation and noise control measures shall achieve the following internal noise targets (in line with BS 8233:1999):

Bedrooms (23.00-07.00 hrs) 30 dB LAeq, and 45 dB Lmax (fast)  
Living Rooms (07.00-23.00 hrs) 30 dB LAeq,  
Kitchens, bathrooms, WC compartments and utility rooms  
(07.00 –23.00 hrs) 45 dB LAeq

The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved and implemented prior to the first

occupation of the development and shall be maintained as such thereafter.

Reason: To safeguard the amenities of the proposed residential flats 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.

- 13 Before any A1/A2/A3 use commences an acoustic report, prepared by a suitably qualified professional, detailing any plant with an external breakout and demonstrating how the Council's noise requirements (as set out in condition 10) will be met, shall be submitted to and approved by the Council in writing. The plant shall be provided with the necessary acoustic isolation and sound attenuation as recommended in the acoustic report and shall be maintained in accordance with the manufacturer's specifications. The acoustic isolation shall thereafter be maintained in effective order to the satisfaction of the Council.

Reason: To safeguard the amenities of the nearby 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.

- 14 The A3 use hereby permitted shall not be carried out outside the following times: 2300 - 0800 Monday to Sunday.

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

- 15 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 to the canal and towpath from the commercial unit) 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 and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS14, CS15 of the London Borough of Camden LDF Core Strategy and DP24 of the London Borough of Camden LDF Development Policies.

- 16 The lifetime homes features and facilities, 7 x wheelchair accessible units and all passenger lifts as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with

regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Before the relevant part of the development is first occupied, the proposed cycle storage area for 71 (inclusive of 1 cycle per commercial unit) cycles hereby approved shall be provided in its entirety and permanently maintained and retained thereafter.

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.

- 18 Before the relevant part of the development is first occupied, the refuse and recycling storage facilities intended for its occupiers, as shown on the drawings hereby approved, shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

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

- 19 Prior to the first occupation of the relevant residential unit 1.8 metre high privacy screens shall be erected on the following balconies:

Flat A.2.2 east side only  
Flat B.1.3 south side only  
Flat D.G.1 north and south sides

The details of the screens shall be first submitted to and approved by the Council and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 20 Prior to the commencement of development the following shall be submitted:

- a) a feasibility study of the practicality and economic viability of utilising the canal for the transport of construction materials shall be submitted to and approved in writing by the Council (in consultation with British Waterways).
- b) should the Council be satisfied that it would be feasible to utilise the canal for the

transport of construction materials, the applicant shall submit a strategy for approval in writing prior to commencement of development. The construction of the development shall be carried out in accordance with the approved strategy.

Reason: To encourage the use of the canal for transporting waste and bulk materials in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policy DP20 of the London Borough of Camden Local Development Framework Development Policies.

- 21 Details of all CCTV cameras to be affixed to the external faces of the building including their range of coverage shall be submitted to and approved in writing by the local planning authority prior to installation. No CCTV cameras shall be installed or operated on the site other than in accordance with the details approved.

Reason: In order to protect the amenities of residents living in the area immediately surrounding the development in accordance with policy CS1 of the London Borough of Camden LDF Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 22 The development hereby permitted shall be carried out in accordance with the following approved plans:

P\_00\_G100\_001A Location Plan; P\_00\_JA12\_001A; P\_00\_JA12\_002A; 7780/02A; 7780/03C; 7780/04B; 7780/05; 7780/06; 7780/07; 7780/08; 7780/10; 7780/11; 7780/09; E\_S\_JA12\_001A; E\_E\_JA12\_001A; E\_S\_JA12\_002A; E\_E\_JA12\_002A.

P\_LG\_G200\_001B; P\_00\_G200\_001B; P\_01\_G200\_001C; P\_02\_G200\_001B; P\_03\_G200\_001A; P\_04\_G200\_001A; P\_05\_G200\_001B; P\_06\_G200\_001B; P\_RF\_G200\_001B; P\_LG\_G200\_002B; P\_00\_G200\_002C; P\_01\_G200\_002C; P\_02\_G200\_002B; P\_03\_G200\_002A; P\_04\_G200\_002A; P\_05\_G200\_002B; P\_06\_G200\_002B; P\_RF\_G200\_002B; P\_LG\_G200\_003B; P\_00\_G200\_003B; P\_01\_G200\_003C; P\_02\_G200\_003B; P\_03\_G200\_003A; P\_04\_G200\_003A; P\_05\_G200\_003B; P\_06\_G200\_003B; P\_RF\_G200\_003B; E\_N\_G200\_001B; E\_NE\_G200\_001C; E\_S\_G200\_001C; E\_E\_G200\_001B; E\_W\_G200\_001B; E\_N\_G200\_003B; E\_NE\_G200\_003C; E\_S\_G200\_003C; E\_E\_G200\_003B; E\_W\_G200\_003B; D\_AL\_G251\_001B; D\_AL\_G251\_002B; BD\_E\_AL\_G200\_001B; S\_AA\_G200\_001B; S\_BB\_G200\_001B; S\_CC\_G200\_001B; S\_DD\_G200\_001B; S\_AA\_G200\_002B; S\_BB\_G200\_002B; S\_CC\_G200\_002B; S\_DD\_G200\_002B; S\_AA\_G200\_003B; S\_BB\_G200\_003B; S\_CC\_G200\_003B; S\_DD\_G200\_003B; BC\_P\_00\_D811\_001A; BB\_P\_01\_D811\_002C; BC\_P\_01\_D811\_001C; BC\_P\_01\_D811\_002B.

Design and Access Statement 30 August 2011; Construction Management Plan; Structural Concept Report & Desktop Study; Energy Strategy; Code for Sustainable Homes Pre-Assessment; Statement of Community Involvement; Transport Statement; Archaeological Study; Acoustic Report; Daylight / Sunlight Report; Internal Daylight and Overshadowing Report dated 25 August 2011; Air Quality Assessment; Arboriculture Report; Ecology Report; Code for Sustainable



Homes Ecology Report; Landscape Report; Townscape Document; Lifetime Homes Schedule 2010; Flood Risk letter; Sustainability Statement dated June 2011. (All dated April 2011 unless otherwise specified).

Reason:

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

- 23 Notwithstanding the drawings hereby approved, not to commence any part of the development until such time as revised elevation and section drawings have been submitted to and approved in writing by the local planning authority securing the height of Block B at 49.75 metres (Above Ordinance Datum) being a 700mm reduction on existing height shown in the plans hereby 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 and DP25 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 6941).
- 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://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 British Waterways  
The applicant/developer should refer to the current British Waterways' "Code of Practice for Works affecting British Waterways 2010" to ensure that any necessary consents are obtained ([www.britishwaterways.co.uk/media/documents/Code\\_of\\_Practice\\_2010.pdf](http://www.britishwaterways.co.uk/media/documents/Code_of_Practice_2010.pdf)). The applicant is advised that any discharge of surface water into the waterways, and access to the towpath, requires British Waterways' written permission before development commences.
- 4 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

- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 7 Reasons for granting planning permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 - Distribution of growth, CS3 - Other highly accessible areas, CS5 - Managing the impact of growth and development, CS6 - Providing quality homes, CS7 - Promoting Camden's centres and shops, 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 our waste and encouraging recycling, DP1 - Mixed use development, DP2 - Making full use of Camden's capacity for housing, DP3 - Contributions to the supply of affordable housing, DP4 - Minimising the loss of affordable homes, DP5 - Homes of different sizes, DP6 - Lifetime homes and wheelchair housing, DP10 - Helping and promoting small and independent shops, DP12 - Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses, 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

8 Environment Agency

Developers should ensure that any proposed piling methods do not pose a pollution risk to controlled waters. Piling to facilitate building foundations or the installation of ground source heat pumps has the potential to create a pathway between contaminated shallow soils and deeper geological formations and aquifers. Deep piling can also result in physical disturbance of aquifers. If piling is proposed, a Piling Risk Assessment will be required to demonstrate that the chosen piling method does not increase the risk of near-surface pollutants

migrating into deeper geological formations and aquifers. A Hydrogeological Risk Assessment of physical disturbance to the aquifer should also be undertaken and if unacceptable risks are identified, appropriate mitigation measures must be provided.

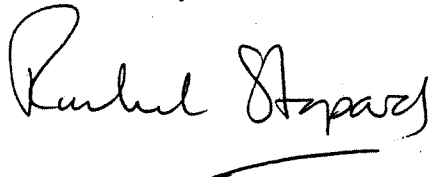
Developers follow the risk management framework provided in the Environment Agency guidance for 'Piling into Contaminated Sites' and also refer to the document: 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention.

9 Reasons for granting planning permission continued...

Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- The proposal represents a very desirable and sustainable opportunity to develop this much underused and vacant site within a highly accessible part of the borough. The proposed residential led use is supported in land-use terms to maintain a mixed and inclusive community in this part of Camden, and the resulting accommodation would be of a high quality and standard of design with access to excellent levels of outdoor amenity. The provision of much needed affordable housing, especially larger units for social rent, is particularly positive. The flexible A1/2/3 uses to front Camden Road and the towpath are welcomed to add vitality and vibrancy to the area and will offer an excellent opportunity to provide inclusive access for persons to enjoy this stretch of the canal. The introduction of increased access to the canal from Camden Road is also welcomed. Considering the sensitive heritage, natural and residential constraints surrounding the site, the proposed design and appearance of the new buildings is both innovative and of a high quality that responds positively to the character and appearance of the conservation areas, the setting of nearby listed buildings and the canal itself. The proposed height, scale and massing would fit in comfortably with the prevailing scale of existing buildings, particularly Shirley House and Highstone Mansions, so that the new buildings will strengthen and unify the townscape further. Furthermore, the new buildings would not cause any material harm to neighbouring privacy, daylight, sunlight and outlook, and there are strict conditions included to manage the impact of any A3 use proposed.

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](http://www.camden.gov.uk/planning).

