

Miss Emma Rodley
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2009/2914/P**
Please ask for: **Barrington Bowie**
Telephone: 020 7974 2630

15 September 2009

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:
341-359 Finchley Road and 27 Lymington Road
London
NW3 6ET

Proposal:

Demolition of all buildings (including 14 flats) on site and its redevelopment for mixed-use purposes comprising: 9-storey residential block of 14 flats (Class C3); 3-storey community centre building incorporating; multi-purpose hall, nursery, classrooms, cafe, cinema, dance studios, rehearsal studios, recording studio, piazza and associated ancillary uses (Class D1); ancillary car parking and servicing; and associated works including landscaping.

Drawing Nos: PLANS

Existing:

Prefix 0790 PE:-

001 Site Plan;
100 Lower Ground Floor (Basement) Plan;
101 Ground Floor Plan
102 First Floor Plan;
103 Second Floor Plan;
104 Third Floor Plan;
160 Site Elevations



Proposed:

Prefix 0790 PO:-

100 Site Plan;

101Rev A Lower Ground Floor (Basement) Plan;

102Rev A JCC Mezzanine Floor Plan; Residential Ground Floor Plan;

103 JCC Ground Floor Plan; Residential First Floor Plan;

104 JCC First Floor Plan; Residential 2nd to 8th Floor Plan;

105 Roof Floor Plan;

150 Cross Section A-A;

151 Cross Section C-C;

152 Long Section D-D;

160 Street Elevations

161 Finchley Road Elevation - Section through piazza;

162 Southeast Elevation;

163 Southwest Elevation;

164 Northwest Elevation;

165 Residential Elevations;

Prefix 0790 P:-

2001Rev A Residential entrance and typical floor layout;

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SUPPORTING DOCUMENTS

Air Quality Assessment (Faber Maunsell - Aecom, May 2009)

Biodiversity Survey Report (Faber Maunsell - Aecom, June 2009)

BREEAM Bespoke Pre-assessment (Norman Disney & Young, May 2009))

Code for Sustainable Homes Pre-assessment (Norman Disney & Young, May 2009)

Daylight/Sunlight Assessment (GIA, May 2009)

Design & Access Statement (Lifschutz Davidson Sandilands, June 2009)

Energy Strategy (Norman Disney & Young, June 2009)

Noise Impact Assessment (Cole Jarman, June 2009)

Outline Travel Plan (Faber Maunsell - Aecom, May 2009)

Planning Statement (DP9, June 2009)

Planning Drawings at A3

Site Investigation Survey (Crossfield Consulting Ltd, April 2007)

Statement of Community Involvement (Weber Shandwick, June 2009)

Transport Assessment (Faber Maunsell - Aecom, May 2009)

Waste Management Plan (Faber Maunsell - Aecom, May 2009)

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 Before commencement of the development, detailed drawings at an appropriate scale [including sections, all elevations and plans where appropriate] and/or samples of materials, as appropriate, shall be submitted to and approved in writing by the local planning authority; and the approved details/materials shall thereafter be implemented and retained. Such details shall include: All external facing materials with respect to the following elements: windows, window openings [including surrounds and cills], glazing, balconies/terraces, balustrading, doors, facing materials (inc stonework), render, louvres, roof materials and green/brown roof elements. A sample materials board of these details shall be displayed and maintained on site throughout the construction period.

REASON: In order to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1, S2 and B1 of the Camden Replacement Unitary Development Plan 2006.

- 3 Before commencement of the development, details of proposed slab levels of the development, 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 and the approved details shall thereafter be implemented and maintained.

REASON: In order to ensure that the height of the development is no greater than indicated on the approved drawings, so as to protect the availability of light enjoyed by nearby residential premises, in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

- 4 Before commencement of the development, full details of hard and soft landscaping; tree and plant species; locations and full details of the design, materials and type of boundary treatment to be erected; means of enclosure of all un-built open areas (including lighting); and an Open Space Plan for the development that demonstrates and makes the most efficient use of the site as an open space resource for all occupants and users of the development shall be submitted to and approved in writing by the local planning authority; and the approved works shall thereafter be implemented and maintained.

REASON: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies B1 and N4 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 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. 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 local planning authority 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 policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Before commencement of the development, details of plant to be installed [including sound attenuation and acoustic isolation from the structures] shall be submitted to and approved in writing by the local planning authority; and the approved details [including specified maximum noise levels] shall be thereafter implemented and maintained.

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 policy SD7 of the Camden Replacement Unitary Development Plan 2006.

- 7 No meter boxes, flues, vents, pipes or satellite dishes shall be fixed or installed on the elevations of the new buildings without the prior written consent of the local planning authority.

REASON: To define the permission and to safeguard the appearance of the premises and the character of the immediate area, in accordance with the requirements of policies B1 and B3 of the Camden Replacement Unitary Development Plan 2006.

- 8 No plant, ventilation, air conditioning, extraction or other such equipment shall be provided other than where specified on the plans without the prior written consent of the local planning authority.

REASON: To safeguard the visual amenity of the proposed and the area generally, in accordance with the requirements of policies S1, S2 and B1 of the Camden Replacement Unitary Development Plan 2006.

- 9 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).

REASON: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

- 10 Before commencement of the development, a supplementary acoustic report to demonstrate satisfactory internal noise levels, shall be submitted to and approved in writing by the local planning authority and the approved details shall be thereafter implemented and maintained.

REASON: To safeguard the amenities of occupiers of the proposed use, adjoining

premises and the area generally in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

11 No development shall take place until

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a) 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 local planning authority.

b) The applicant shall notify the local planning authority when remediation works commence. All approved remediation measures shall be implemented strictly in accordance with the approved details.

REASON: To protect future occupiers of the development from the possible presence of ground contamination in accordance with the requirements of policy SD10B of the Camden Replacement Unitary Development Plan 2006.

12 That the measures recommended in the submitted details of the waste management plan, including methods of storage and waste removal (including recycled materials) shall be implemented prior to the completion of the development and shall be thereafter be maintained.

REASON: To safeguard the amenities of occupiers of the proposed adjoining premises and the area generally, in accordance with the requirements of policies SD6 of the Camden Replacement Unitary Development Plan 2006

13 Before the commencement of the development, details of sustainable drainage measures to demonstrate the restriction of discharge to the greenfield rate (in line with Appendix E of PPG 25) shall be submitted to and approved in writing to the local planning authority and the approved details shall be thereafter implemented and maintained.

Reason: To attenuate water run-off, prevent pollution of the water environment, minimise risk of flooding and improve the water quality in accordance with the requirements of policy SD9B of the Camden Unitary Development Plan 2006.

14 Before commencement of the development, details of the construction of a surface water drainage system to make proper provision for ground, water courses or a suitable sewer [and that for surface water storm flows attenuated or regulated into the receiving public network through on or off site storage] shall be submitted to and approved in writing by the local planning authority; and the approved details shall be thereafter implemented and maintained.

REASON: To attenuate water run-off, prevent pollution of the water environment and to ensure that surface water discharge from the site shall not be detrimental to the existing sewerage system, in accordance with policies SD1 and SD9B of the Camden Replacement Unitary Development Plan 2006.

15 Prior to occupation of the premises, details of the proposed 4 disabled car parking spaces and servicing areas shall be submitted to and approved in writing by the

local planning authority and the parking spaces and servicing areas shall thereafter be marked out, maintained and used for no other purpose.

Reason: To ensure that the scheme is accessible for all in accordance with policies SD1C, H7 and T7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 16 The 50 cycle parking proposed spaces required, shall be provided prior to occupation of the development and shall thereafter be marked out, maintained and used for no purpose other than for the parking of bicycles for users and occupiers of the development.

REASON: In order to define the permission and to ensure that the use of the premises does not add to parking pressures in surrounding streets, in accordance with the requirements of policies T7 and T9 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 17 No part of the development hereby approved shall be occupied until a Community Safety Plan setting out measures for avoiding opportunities for crime arising from the development both on site and within the vicinity, has been submitted to and approved by the local planning authority. The development shall not be implemented other than in complete accordance with the measures as contained in the Community Safety Plan and such measures shall remain in implementation at all times in association with the development.

REASON: In order to prevent opportunities for crime and ensure the safety of residents and visitors to the Borough in accordance with policy SD1D of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 18 The four disabled car parking spaces, 36 community centre cycle spaces and the 16 secure residential cycle spaces shall be marked out in accordance with the submitted drawings [P0101A, P0102A, P2001A] and provided prior to occupation. The parking provision shall thereafter be retained and used for no other purpose.

REASON: In order to define the permission, ensure the spaces are used appropriately and ensure that the scheme is accessible for all, in accordance with policies SD1C, H7 and T7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 19 Before the development commences, a Water Strategy and plans describing and illustrating the efficient use of water, water capture, recycling and re-use and run-off limitation systems in the development, must be submitted to and approved by the local planning authority. The Strategy should aim for a discharge rate to the sewer of no more than 50l/s. To be approved by the local planning authority, the strategy and plans must show:

a) How all the rain water and grey water from the site will soak away or be collected, including the the location and capacity of storage tanks, which shall be capable of retaining rain water resulting from at least a 1 in 50 rain event

b) Where and how the collected water is to be re-used within the development, including any necessary filtration and treatment measures for the following purposes, with preference in the order shown:

- i. Flushing toilets
- ii. Watering landscaping at ground and other floor levels throughout the development
- iii. Watering green roofs

c) Any changes to this provision that are agreed by the local planning authority.

REASON: In order to secure the appropriate water efficiency and sustainable drainage measures, in accordance with the requirements of policy SD9B of the London Borough of Camden Replacement Unitary Development Plan 2006 and the London Plan 2008 (consolidated with alterations since 2004)

- 20 Prior to occupation of the development, the applicant must construct and implement the measures in the approved Water Strategy referred to in condition 19 and maintain them thereafter.

REASON: In order to secure the appropriate water efficiency and sustainable drainage measures, in accordance with the requirements of policy SD9B of the London Borough of Camden Replacement Unitary Development Plan 2006 and the London Plan 2008 (consolidated with alterations since 2004)

- 21 No part of the development hereby approved shall be occupied until a Biodiversity Action Plan setting out measures for biodiversity and wildlife habitat improvements including the provision of bird and bat boxes, has been submitted to and approved in writing by the local planning authority. The measures contained in the Biodiversity Action Plan shall at all times remain implemented.

REASON: In order to conserve and enhance biodiversity and wildlife habitats in accordance with the provisions of policy N5 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 22 Before the commencement of the development, details of the proposed green/brown roofs, including: species; planting density; substrate; a section drawing at scale 1:20 demonstrating the adequate depth availability for a viable green/brown roof; and a maintenance plan, shall be submitted to and approved in writing by the local planning authority. The measures contained in the submitted details shall at all times remain implemented.

REASON: In order to conserve and enhance biodiversity and wildlife habitats in accordance with the provisions of policy N5 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 23 Before the commencement of the development, a Renewable Building Materials Plan, demonstrating that (up to 30% of) the development is constructed of recycled and renewable materials, and the method of re-use/storage of demolition materials, shall be submitted to and approved in writing by the local planning authority and the

approved details shall be implemented in strict accordance with the Renewable Building Materials Plan.

REASON: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policy SD9D of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 24 That the proposed residential units shall be constructed as Lifetime Homes-compliant in accordance with the submitted drawings [P0102A, P0103, P0104].

REASON: In order to define the permission and at all times to secure housing with a suitable level of access for all, in accordance with the requirements of policy H7 of the Camden Replacement Unitary Development Plan 2006.

- 25 No persons shall use the following facilities: the multi-purpose hall, nursery, classrooms, cafe, cinema, dance studios, rehearsal studios, recording and ancillary internal facilities, between 2300 hours and 0730 hours the next day.

REASON: To safeguard the amenities of adjoining premises and the area generally in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

- 26 No persons shall use the piazza between 2300 and 0730 hours the next day.

REASON: To safeguard the amenities of adjoining premises and the area generally in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

- 27 Use of the nursery terrace shall be for nursery purposes only and shall be between the hours of 0730 and 1830 hours only. There shall be no use of the nursery terrace on Christmas Day, Boxing Day, New Year's Eve and Good Friday.

REASON: To safeguard the amenities of adjoining premises and the area generally in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

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 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.

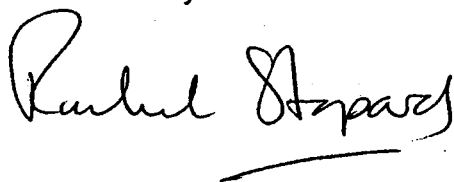
3 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, namely: SD1A & B - Quality of life and regeneration; SD1C - Access for all; SD1D - Community safety; SD2 - Planning obligations; SD3 - Mixed-use Development; SD4 - Density of development; SD5 - Location of development with significant travel demand; SD6 - Amenity for occupiers and neighbours; SD7B - Light, Noise and vibration pollution; SD8 - Disturbance from plant and machinery; SD8B - Disturbance from demolition and construction; SD9A - Air quality; SD9B - Water quality; SD9C - Use of energy and resources; SD9D - The use of recycled and renewable building materials; SD12 - Development and construction waste; H1 - New housing; H2 - Affordable housing; H3 - Protecting existing housing; H7 - Lifetime homes and wheelchair housing; H8 - Mix of units; B1 - General design principles; B2 - Design and layout of development large enough to change their context; B7 - Conservation areas; N4 - Providing public open space; N5 - Biodiversity; T1B - Transport assessments; T2 - Capacity of transport provision; T3 - Pedestrians and cycling; T4 - Public transport (proposal acceptable); T7 - Off street parking, city car clubs and city bike schemes; T8 - Car free and car capped housing; T9B - Impact of off-street parking; T12 - Works affecting highways; E2 Retention of existing business uses; C1 - New community uses; C3 - New leisure uses; Appendix 1: Noise and vibration thresholds; and Appendix 6: Parking Standards. Furthermore, the proposed development offers significant benefits in terms of: maximising the potential of urban land in an accessible, town centre location and delivering a much-needed community centre and improved replacement.

4 The applicant is reminded that Thames Water recommends that the development should secure the appropriate minimum water pressure level and flow rate.

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

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