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DP9
100 Pall Mall,
London,
SW1Y 5NQ

Application Ref: **2010/2288/P**
Please ask for: **Max Smith**
Telephone: 020 7974 **5114**

27 July 2010

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:
**68A Delancey Street,
London,
NW1 7RY**

Proposal:

Erection six blocks comprising a mix of one, two and three storey buildings with lower ground and basement levels for 8 commercial units (Class B1), 2 live/work units (Sui Generis), and 5 self-contained residential units (Class C3) (following demolition of existing two storey buildings).

Drawing Nos: Structural Engineering Report by Symmetrys Limited.

Development Site Tree Report dated 19th April 2010; Code for Sustainable Homes Pre-Assessment by Price and Myers.

Hydrogeological Review April 2010; Environmental Noise Survey 16121/PNAI.2;
Sustainability Report for Planning Version 2.0.

DSC2/1/P/A211; A212; A213; A214; A311; A312; A313; A314.

Site Location Plan; DSC2/1/E/A104; A103; A102; A101 A100; A201; A202; A203; A204;
A301; A302; DSC2/1/P/A111; A112; A113; A114; A115; A116; A121; A122; 1205-001.



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 development hereby permitted shall be carried out in accordance with the following approved plans; Site Location Plan; DSC2/1/E/A104; A103; A102; A101, A100; A201; A202; A203; A204; A301; A302; DSC2/1/P/A111; A112; A113; A114; A115; A116; A121; A122; 1205-001; DSC2/1/P/A211; A212; A213; A214; A311; A312; A313; A314; Hydrogeological Review April 2010; Environmental Noise Survey 16121/PNAI.2; Sustainability Report for Planning Version 2.0.; Development Site Tree Report dated 19th April 2010; Code for Sustainable Homes Pre-Assessment by Price and Myers; Structural Engineering Report by Symmetrys Limited.

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

- 3 Samples of the facing materials, demonstrating the proposed colour, texture, face-bond and pointing shall be provided and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 1.8 metre high screens, details of which shall have been submitted to and approved by the Council, shall be erected on the both the communal roof terrace and the terrace serving Unit 7 prior to commencement of use of the roof terraces, and the screens shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 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 prior to the occupation for the permitted use 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 policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Before the commencement of any part of the development, details of the proposed cycle storage area for 14 cycles shall be submitted to and approved by the Council. The approved facility shall be provided in its entirety in accordance with the approved details prior to the first occupation of any of the new units, and thereafter permanently maintained and retained as such.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 Prior to the commencement of the development, plans showing details of the green roofs and walls, 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 an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roofs and walls shall be fully provided in accordance with the approved details prior to first occupation of any of the new units, and thereafter permanently 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 SD9, N5 and B1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

- 8 No development 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. All approved remediation measures shall be implemented strictly in accordance with the approved details. 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 use of the site in accordance with policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 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 are 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 policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 Prior to the commencement of the development, details of bat and bird boxes to be installed on the buildings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The bat and bird boxes shall be provided in their entirety in accordance with the approved details prior to the first occupation of any of the new units, and thereafter be maintained and retained as such.

Reason: In the interests of maintaining biodiversity in accordance with Policy N5 of the London Borough of Camden Replacement Unitary Development Plan.

- 11 The section of roof identified as 'Green Roof Terraces' on the approved plan 1205-001 shall be accessed for emergency and maintenance purposes only, and shall not be used for sitting out.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting planning permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD2 Planning Obligations, SD6 Amenity for occupiers and neighbours, SD7 Light, noise and vibration pollution, SD8 Disturbance, SD9 Resources and energy, H1 New Housing, H7 Lifetime homes and wheelchair housing, H8 Mix of units, B1 General design principles, B6 Listed buildings, B7 Conservation areas, N4 Providing public open space, N5 Biodiversity, N8 Ancient woodlands and trees, T1 Sustainable transport space, T2 Capacity of transport provision, T3 Pedestrians and cycling, T7 Off-street parking, city car clubs and city bike schemes, T8 Car free housing and car capped housing, T9 Impact of parking, T12 Works affecting highways, E2 Retention of existing business uses and E4 Live/Work Units.

Further more the proposal accords with the specific policy requirements in respect of the following principle considerations:- additional housing, upgraded employment space, a high standard of design having regard for local context and the incorporation of environmentally sustainable measures.

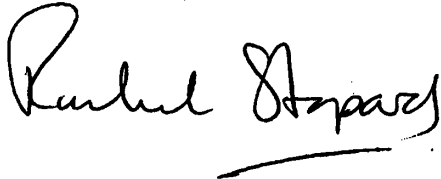
- 2 Your proposals may be subject to control under the Building Regulations and/or the

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).

- 3 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.
- 4 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.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 6 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.
- 7 Large underground structures (e.g. Basement car parking) constructed below the water table may act as an obstruction to groundwater flows. Consequently, a building-up of groundwater levels may occur on the up-gradient side of such structures. Any drainage systems proposed for such structures should also be capable of allowing groundwater flows to bypass the structure without any unacceptable change in groundwater levels, or flow in groundwater-fed streams, ditches or springs.
- 8 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or from the Council's One Stop Reception, Environment Department, Camden Town Hall, Argyle Street WC1H 8EQ. (Tel: 020 7974 5613 or email env.devcon@camden.gov.uk).

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

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.