

#### Applications

- · Occupational Ploke
- · Environmental Haise
- · Frador Devalopment & Testing

standards, regulations and guidelines. The Time History data stared by the instrument is often vital in the assessment of environmental noise, allowing the CR:800A Series to be used where a standard Sound Level Meter would not provide sufficient detail of the value climate. The assistancemental impact of an operation or location can be assessed using this additional data.

All Noise at Work regulations toquire the assessment of the potential risk of hearing damage to employees, and the CR-800A Series provides the essential parameters needed to comply with these measurement standards and guidalines, such as Lag. LERd, and LPaak.

beyond the limits set by Noise of Wark regulations, the provision of effective noise control measures and hearing protection is often required. All of the CR:800A Series, with the exception of the basic CR:811A and CR:812A units, can provide 1:1 Octave Band measurements, allowing the instrument to be used to determine the frequency content of the noise, and therefore to assist in the provision of a cost-offective solution. The Deaf Defier2 software includes a database of over 70 hearing defender products which are used to provide a quick and reliable solution to the selection of appropriate protection.

Environmental Storie ----

For Environmental Noise measurements, the parameters required differ from those for Occupation Noise, and all of the CR:800A Series provide these measurements as standard. The measurement of  $L_{max}$  and six  $L_{n}$  values, such as  $L_{to}$ ,  $L_{pq}$  and  $L_{ps}$  in addition to the  $L_{eq}$  provide the measurement functions needed to comply with most current and future

The CR:831A and CR:832A instruments can also provide, in addition to the Broadband measurements, 1:1 and 1:3 Octava Band fifters, allowing the instruments to be used to identify and control noise sources that include distinct tones, which after cause complaints, even when the overall noise levels are low.

Lightweight and Heavyduty

Outdoor measurement kits provide weather

protection for the CR:800A Series and allow measurements to be made over longer periods than a standard handheld instrument, an essential requirement where long term information is required.

General Mouse Meast- emants

The CR:800A Series can be used in a wide range of general noise measurement applications. The provision of L<sub>max</sub> allows the instruments to be used for the measurement of vehicle noise levels. The use of optional extension cables enables the microphone and preamplifier to be located away from the Sound Level Meter. This allows measurements to be made in confined areas and in situations where interference from the operator would affect the validity of the data. Product development and texting is an application where this feature is often assential.

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#### Measurements

The CR:800A Series measure two different types of data, Broadband and Frequency. The Frequency Audysis can be 1:1 Octave or 1:3 Octave depending upon the configuration of the instrument. In addition to the measured data, the instrument stores calibration records for later download.

#### **Broadband Measurements**

The standard measurements stored by the CR:800A Series include:

*uq	The Time Averaged Sound Level
Lorga	The Maximum Sound Pressure Level
-Frak	The Maximum Pook Prossure Level
15	The Sound Erposure Lovel
* 11	The Statistical Levels for the measurement
	A Affect I A . I

The Broadband measurements are weighted with time and frequency according to the set-up of the instrument in addition to these standard measurements, the instrument can be configured to store Leg or Letting in place of Leg.

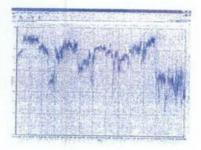
The Broadband measurement can be weighted with A, C or Z frequency weighting. Z weighting will replace Lin or Flot in the new IEC 61672 Standard for Sound Level Meters. The Time Weightings of F, S and I can be applied to the Broadband measurements as required.

The duration of the measurement can either be manual, selected from a preset list or defined by the user os required. The measurements can also be set to automatically ropeat a set number of times. This function can be essential for environmental noise applications where the measurement duration is for example 1 hour throughout a 24 hour pariod. The instrument can be set to measure for 1 hour and to repeat until 24 measurements have been stored.

#### Time History

When making a Broadband measurament, the CR:800A Series also stores a noise profile, or Time History.

This information is stored as a 1 second Short  $L_{\rm eq}$ . The Time History information is stored automatically with the Broadband measurements and can be downloaded to a PC with the other measurements.



Time History information can also be laaded into the optional Acoustic Editor for Windows program which allows more sophisticated analysis and event recognition to be carried out. If the Acoustic Editor program is installed on the PC, a link is available from the Broadband Measurement window to automatically load the information to the Acoustic Editor program.

#### Frequency Analysis

When fitted with the 1:1 or 1:3 Octave Band filters, the CR:800A series can provide a sequential sweep through the filter bands, with a minimum duration of 1 minute for the 1:1 Octave Band filters and 3 minutes for the 1:3 Octave Band filters. The sweep can be automatic or manual as required. The Leg is stored for each filter band, along with an overall LAeq LCeq and LZeq value.

The 1:1 Octave Band filters cover the range of 31Hz to 16kHz, and the 1:3 Octave Band filters cover 25Hz to 16kHz.

The MO:800/6 option can be fitted to the 1:3 Octave
Band filter to add a 20Hz and 20kHz filter band.



#### Software

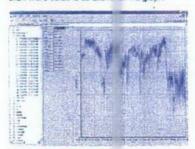
The CR:800A Series is supplied, as standard, with the Deaf Defier2 software. This program provides the following functions:

- Download Data from a CR: 100A Series Sound Level Meter
- · Store measurements in Foldurs to organize data
- Enter Comments and Notes for each measurement
- Display measurements individually or in a tabular format
- Select Hearing Protection (where 1:1 Octove Band measurements are available)
- · Print and export measurements

Transbund Measuraments

Broadband measurements are displayed in both a tabular and graphical format. The numerical values for the measurement are listed down the left side and include the time, date, duration and measurement range along with the Time and Frequency weighting used for each parameter.

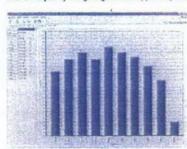
Where the data has been lownloaded, the Time History graph is shown on the right side. The default for the graph is to show the entire measurement period and to automatically scale the Y axis. However, a soom function is provided to allow more detail to be shown on the graph.

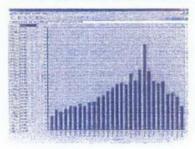


Measurements can be printed or copied to other programs for additional reporting. In addition, all data from a Broadband measurement can be exported to a CSV file that can be loaded into a spreadabest. This export function includes the Time History data where required.

For Frequency measurements made using either the 1:1 or 1:3 Octave Band Filters, the information is displayed as a bar groph, with the numerical data shown on the left for reference along with the measurement time, data and duration. Comments and notes can also be entered for future reference.

Individual Frequency bands can be highlighted using the cursor. The measurements are always made by the CR:800A Series using the Z Frequency Weighting, but if required, the A and C Frequency Weightings can be applied by the software.





meaning Protector Selector

Where 1:1 Octave Band measurements are available, the Deaf Defier2 software can calculate the assumed protection from a range of Hearing Protector products. The calculations are made using the frequency data from the measurement, and the resulting information can be printed or exported for later reference. The results can also be filtered to remove, for example, products that do not reduce the noise level at the our to below 85d8(A).

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Updates for the Deaf Defier? program and the Hearing Protector database can be downloaded from the Cirrus Research website.

CRASODA



Specifications Short Led (Last Long or Long)
Up to 70 hrs at 1 record acquisition Maint Pratte Applicable Standards Actomistic The unit can he set to record and store data over fixed times of IEC 60651.1979 Type 11 or Type 21 IEC 60804:1985 Type 1 or Type 2 IEC 61672:2001 Class 1 or 2 Sound Level Mater 1 minutes 10 minutes 15 minutes ANSI \$1.4 with NX-70 Random Incidence Adaptor Fitted 30 minutes 1:1 & 1:3 Octove or a user defined period IEC 61260 Class 1 Automatic Report from 2 to 270 measurements (brookband made only) Band Filters (where fitted) Type 1 MK:224 pre-polarized Free-field 1/7" Condenser Type 2 MK:216 pre-polarized Free-field 1/2" Condenser Randors Indidence to ANSI S1,4 with NK:70 Adaptor Nernoheau Otspics Z line bockfit LCD showing: Selected measurement parameter with level Warnings for Overlead, Under Range and Law So tery Time & Frequency Weighting Elapsod measurement time Rocalled stored measurements MY:200C Removable Preamplifier MY:200C Integral Preamplifier Prepapilities Measurement Range 10 second backlight on key press F' (Fost) to IEC 60651:1979 Type 1 Lor Type 2 L 5' (Slow) to IEC 60651:1979 Type 1 Lor Type 2 L 7' (Impulse) to IEC 60651:1979 Type 1 Lor Type 2 L 50ps Time Weightings Instrument settings Disternions 340mm s 75mm x 25mm Proguency Channel 1 %, 'C' or 'Z'
'Weightings Channel 2 'C' for Pook
Z weighting is a flot frequency response of 8Hz - 20kHz ±1 3x8 including microphone response. When either 1:1 or 1:3 Octave Band filters are selected the 'Z' weighting is used. 450 gms Surmovine 2 . 1 Sv Alkaline LR6/AA Sattery Life Typically >26 hours
Typically >14 hours Broadband Filter Mode 21dB(A) to 140dB(A) type 1 25dB(A) to 140dB(A) type 2 143dB(C) type (80 to 140dB Range) 1yd5(2) type (80 to 140dB Range) 1yd5(2) to 140dB(2) Scootboad Femperature Operating -10°C to +50°C Storage -20°C to +60°C Humidity Up to 95% BH Non Condensing **RS232 Communications** Morse Floor Via 8 pin mini Din socket with supplied ZL:800A Coble Boud Rate: 9600 Data Bits: 8 Breadband 1:1 Octove Band Filters 1:3 Octove Band Filters 18d8(A) Type 1, 20d8(A) Type 2 12d8(Z) @ 1kHz 1.1 Octave Sond 7d3(Z) @ 1kHz 1:3 Octave Sond Stop St: Outputs via it pin mini Din socket using optional cables Aveillobla Monsore The following metrics can be displayed for a recorded session and stored: AC output DC output Brooghand Marie Incordinate Import
LCPack
LAF LAS, LAI, LCF LCS, LCI, LIF, L2S or L71 (not stored)
LAF man, LASmex, Allmax, LCFmax, LCSmox, LCIavax, LIFmax, L2Smox
LAG, LCGe, or Lag
LAG, LCGe, or L2g
LAG, LCGe, or L2g
LAI, LCGe, or L2g
LAI, LCGe, or L2g
LAFFaq
L3, 1 to L99,9 (six simultaneous user-selected values available)
Run time to resolution of 1 sec up to 100 days.
Octo and fine
1 second Short Lag Noise Profile Output Colsins 25232 ZL.800 RS232 Cubie to 9pin ZL:803 Social Printer Cable to 7pm Male DINE
AC Output ZL:802 2rs to 3.5mm Stereo Jack ZL:804 2m to Male BNC DC Output ZL:505 Zrs to Male SNC Converter External Provat 3v DC @ 500mA , Centre Pin Positive (+ve) Jamm coasiol socket
 CU:801 Mains Power Supply (UK)
 CU:802 Mains Power Supply (EU)
 CU:803 Mains Power Supply (USA) 1:1 or 1:3 filter selected Selected frequency Filtered LZS, ZF or LZI (not stored) Paternal Log, Izr or "El (not stored)
Filternal Log, (stored)
LAsq., (Cos, or LEsq (stored)
Run time to resolution of 1 sec up to 100 days.
Date and time Deaf Defier2 for Windows. The Deaf Defier2 for Windows requires the following: Microsoft Windows 95 or later Software Jupport 4Mb of available hard-disk space for program files Proquency Bainds (Philippinal Progressors) 5ma or anatocia nors-datk space for program CD-ROM Drive YGA or higher resolution monitor, Super VGA Recommended 1.1 Octave Band 1.3 Octave Band 31Hz to 16kHz 25Hz to 16kHz. 20Hz & 20kHz 1:3 Octove Band with MO:800/6 Microsoft compatible mouse or pointing device 9 Fin ES237 (Serial) Port Foctory Option 4Mbit of memory that allows storage of data sessions as follows: EN 55022:1994 EN 61000-4-3:1996 EN 61000-4-3:1996 EN 61000-4-3:1996 270 sets of data in broadband mode 150 sets of data in science filter mode 70 sets of data in third-actions mode Or pro-rate storage for mixed measurements. ENV 50204:1995

EN 41000-4-8:1994



### **Environmental Noise Measurement Report**

Measurement Details

Location: Clements House, Gresham Street
Description: Background Noise LEvels
Date of Measurement: 21/08/200 | 11:49

Instrumentation Details

Sound Level Meter: Circus Research plc CR:800 B12548FF
Acoustic Calibrator: Circus Research plc CR:511E

Calibration: Calibrated to 93.7d8 on 21/08/2006 at 11:48:02

Recalibration Due: 10/04/07 Level Range: 30-100 dB

Time Weighting: Fast (for Linax and Lns)

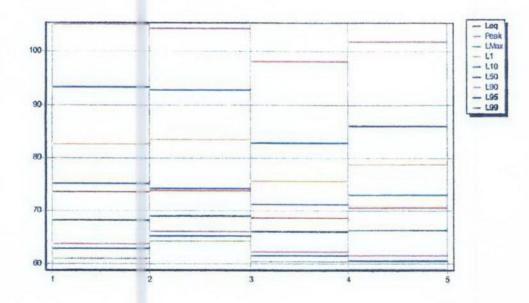
Measurement Data

Start of Measurements: 21/08/2008 11:49

No. of Measurements: 4
Total Duration: 00:20:00
Highest Lmax: 93.3

Lmax Exceedance Count: 0, at or above 115dB

Date	Time	Run Duration (hh:mm:ss)	Leq dB	Lmax dB	Peak dBC	LI	Lto	L50	L90	LOS	L99
21/08/2006	12:09:04	00:00:00	73.6	93.3	105.1	82.6	75.2	68.2	63.8	62.9	61.0
21/08/2006	12:02:00	00:03:00	73.8	92.8	104.3	83.6	74.2	69.0	66.0	55.3	64.3
21/08/2006	11:55:42	00:00:00	68.6	82.8	98.2	75.6	712	66.1	62.2	61.5	60.5
21/08/2006	11:49:33	00:01:00	70.5	66.1	101.8	78.8	73.0	66.3	61.5	60.6	59.1



Deaf Defer Environmental Noise Report. Printed: 13/09/2006 07:11:23

Page No.







# tion Monitoring Proposals

#### duction

ighout the phases of the proposed demolition works where demolition is being dout within the ground, it is intended to install continuous vibration monitoring ment within the site boundary, in order to ensure suitable control measures are ce to satisfy the effect of ongoing works to the immediate surrounding areas. sat higher levels should produce only minor levels of vibration. If any elements structure prove to be more problematic creating greater levels of vibration then elements will also be monitored.

#### ment

nuous vibration monitoring equipment shall be supplied via a Vibrock V901 lograph capable of recording Peak Particle Vibration levels (PPV) in three jonal axes (2 Horizontal and 1 vertical) over continuous 1 minute periods on a pasis.

### rting

roposed equipment will be fully electronic and software supplied will make it atible with laptop computers to download and distribute monitoring reports onically.

itional modem can be installed to provide remote reporting/monitoring from Head Office server.

# ion of Seismograph(s)

nticipated that a single seismograph shall be required to be placed mid way southern boundary to provide readings taken at the base of the Euston Tower.

eismograph will be located in order that it can remain in place for a continuous on and not affected by the main ongoing site activities.

#### er levels

that the local buildings surrounding the site area are all of relatively recent and construction, H Smith (Engineers) Ltd Technical Director is satisfied that a sum trigger level of PPV 3mm/s is acceptable during the proposed site es, and that a warning level of 6mm/s is set to advise immediate actions.

spected trend is that site works produce an intermittent vibration mainly as a of the pile probing works. If the warning level is breached occasionally, then be of works and the location relative to the seismographs shall be reviewed and ssibility of amendments to the techniques shall be adopted.



This may take the form of reducing the frequency of the demolition chisel use to a more random frequency, or use of other similar techniques.

Where the warning level is breached regularly, or indeed the maximum trigger level breached occasionally, then alternative techniques may be adopted. This may take the form of severing large sections of concrete using the chisel and removing obstructions whole and pulverising them above ground rather than heavy breaking in the ground where vibrations are transmitted freely to adjacent structures.



# V901 Seismograph



Designed by engineers who actually use them!

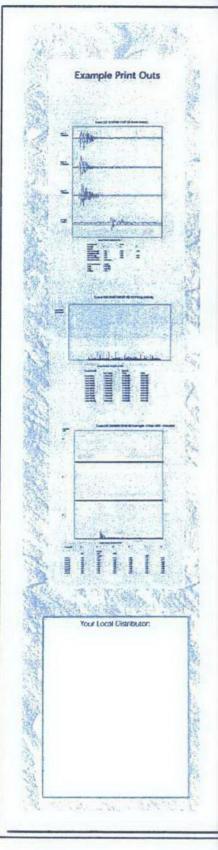
- Impulse made for blast monitoring
  - Continuous mode for piling, rail and road traffic monitoring
    - Tri-axial geophone sensor Option for second tri-axial sensor
    - Features: triggering from 0.1 mm/s
      - single range from 0.1 mm/s to 200 mm/s
      - auto record length from 2 to 18 seconds (in impulse mode)
    - Can trigger and record PPV, acceleration or displacement parameters
- Air overpressure from 100 to 140 dB Linear Peak
  - Memory for about 300 events or 30 days continuous recording
  - Battery operated, uses 2 Alkaline 'D' cells (or external 12 volt supply)
  - Built in timer function
  - Instant readout and review of memory event results on LCD
  - Download to PC with supplied RS232 cable and Windows™ based software
  - Supplied with Shoulder Bag

- Options: Second Tri-Axial Geophone Pack
  - Two stage audible and visible alarm
  - Solar panel
  - Modem
  - Portable Printer
  - Vibration Dose Value Transducer

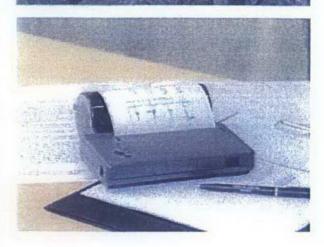


Shanakiel Ilkeston Road Heanor Derbyshire DE75 7DR UK Tel: +44 (0)1773 711211 Fax: +44 (0)1773 711311 Website: www.vlbrock.com Email: vibrock@vibrock.com





# Optional Battery Operated Portable Printer



#### V901 Specifications:

Power Source: Two Alkaline 'D' cells (or external 12 volt supply)

Battery Life: Up to 20 days continuous monitoring

Dimensions: 300mm x 250mm x 130mm

Weight:

3.6Kg (with one tri-axial transducer pack)

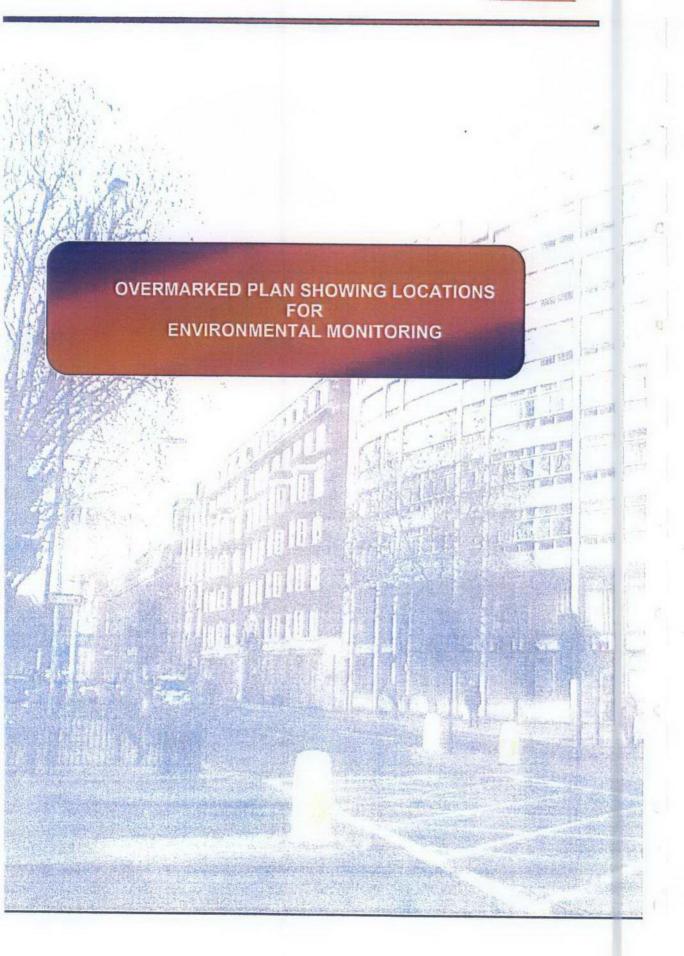
Operating

Temperature: -10°C to + 50°C

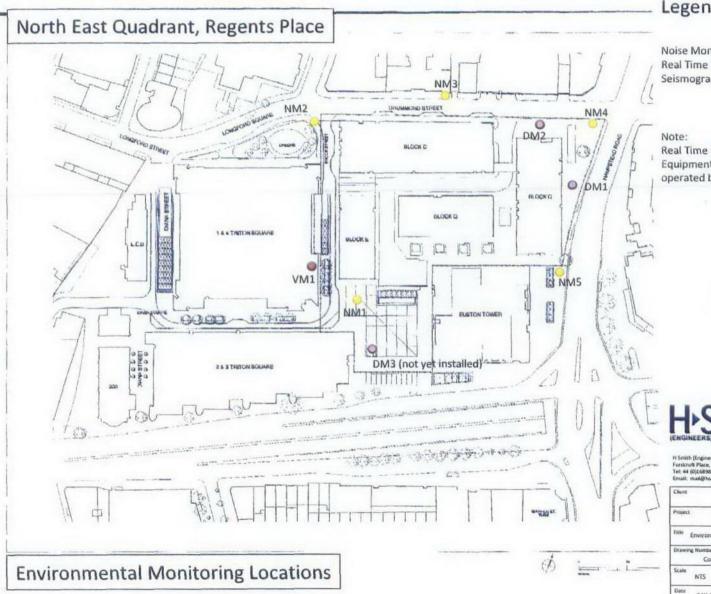


Shanakiel Ilkeston Road Heanor Derbyshire DE75 7DR UK Tel: +44 (0)1773 711211 Fax: +44 (0)1773 711311









# Legend

Noise Monitoring (NM) Real Time Dust Monitor (DM) Seismograph (VM)

Real Time Dust monitoring Equipment is installed and operated by others.



H Smith (Engineers) Ltd Forskroft Place, Fordcroft Road, Orpington, Kent BRS 2DB Tel: 44 (0)1685833581 Fex: 44 (0)01689 820218

Chevit BRITISH	H LAND PLC				
Project NEQ REG	NEQ REGENTS PLACE				
title Environmental M	lonitoring Plan				
Drawing Number Cont 1158/	EMP / 210708 / PM / 001				
Scale NTS	Checked				
Date	Drawn By				

#### oise Measurement Report

ate: 21/08/08 Time: 16:43:23

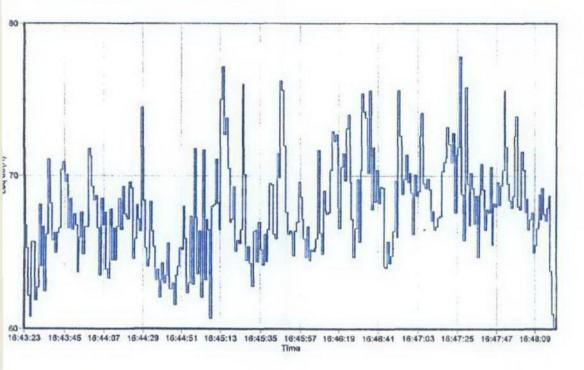
00:05:00 un Time: ange: 50-110 dB

69.2 dBA 49.4 dBA 93.8 dBA 84.4 dBA 97.2 dBC **AFmax** 

pe apd AE

eak

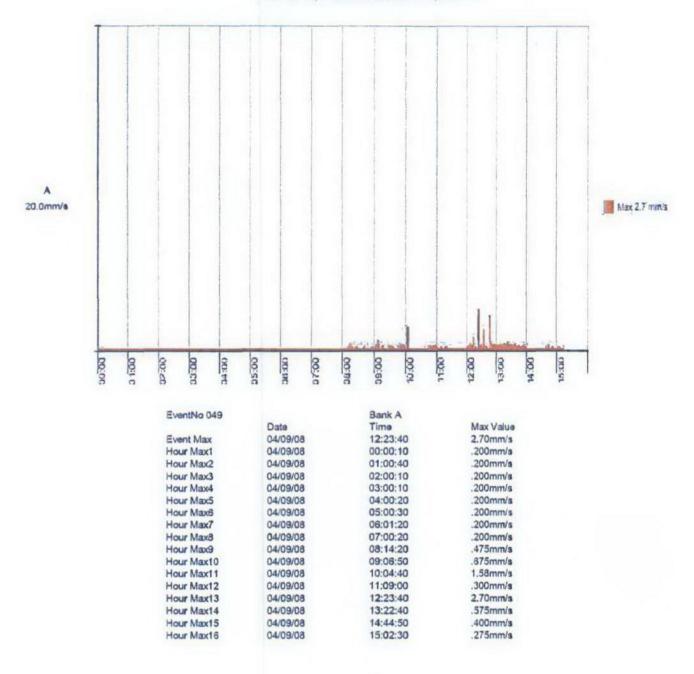
1.0 L10.0 L50.0 L90.0 L95.0 L99.0 5.3 dBA 71.8 dBA 67.0 dBA 63.1 dBA 62.1 dBA 60.5 dBA



otes: Location 2. Demolition of 3rd floor slab

inted: 21/08/2008 17:33:21

Event 049 04/09/08 00:00:00 Calibrate by: OCT 08



# **SCHEDULE 10**

#### **DRAFT PLANNING PERMISSION**

DP9 100 Pall Mall LONDON SW1Y 5NQ

Application Ref: 2007/0823/P

13 March 2009

Dear Sir/Madam

FOR INFORMATION Planning Acts 1990 (as amended)

#### **DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

Site bounded by Hampstead Road Drummond Street and Triton Square (a.k.a. North East Quadrant) Regents Place London NW1

alterations to and enlargement of Triton Square.

Proposal: of ran amino, mile of passeness and structures and property of the property of the desired the property of the Redevelopment involving the erection of 26 star block comprising 70 affordable units (Class C3) -both blocks positioned on top of a one storey plus mezzanine level podium-; a part 16, part 11, part 9 storey block comprising plus Class **B1** office floorspace, retail/financial 47,168sgm services/restaurant/pub or bar/community (Class A1 / A2 / A3 / A4 and D1) uses at ground floor, provision of basement and lower basement levels together with associated access, parking (comprising 182 parking spaces), servicing, open areas and landscaping.

Drawing Nos: P351/029D, 030H, 031E, 050A, 051A, 052B, 053B, 099mE, 099N, 100W, 100MI, 101V, 102O, 103L, 104N, 105U, 106L, 107O, 108O, 109S, 110O, 111K, 112V, 113L, 114M, 115M, 116J, 116AD, 116BD, 117K, 118B, 200D, 201F, 202H, 203E, 204B, 250A, 251K, 253F, 254I, 255E, 256E, 257A, 258A, 259A, 520C, 521C, 522C, 526B, P351/527A, 328A; C158NEQ 001A & 002; C326D 500 & 901.

Environmental Statement: Part I, Part II (Townscape & Visual Assessment- including May 2007 Addendum), Part III (Transport Impact Statement), Part IV (Technical Appendices), Non-Technical Summary.

Council has considered your application and decided to grant permission subject to the ditions and informatives (if applicable) listed below **AND** subject to the successful clusion of a Section 106 Legal Agreement.

matter has been referred to the Council's Legal Department and you will be contacted tly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal artment on **020 7 974 1 1947**.

e the Legal Agreement has been concluded, the formal decision letter will be sent to

# dition(s) and Reason(s):

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 complete the last is a section 91 of the Town and Country Planning Act 1890) as seconder.

Notwithstanding the drawings hereby approved, detailed drawings of all elevations at a scale of 1:50 and sections and appropriate detail plans at a scale of 1:20 (or another suitable conventional scales previously agreed with the Council) and samples of all facing materials to buildings shall be submitted to and approved in writing by the local planning authority before the relevant parts of the work are commenced, and the approved details/materials shall thereafter be implemented and retained. In respect of samples, a sample materials board of these details shall be displayed erected and maintained on site throughout the construction period that shall include the later.

a) Windows its tes Windows per his finclicing surrounds and cills).

b) glazing, to a prosent aces, talcanes and any other facing materials.

Reason: In order to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy B1 of the Camden Replacement Unitary Development Plan 2006.

Detailed drawings, samples and any other relevant supporting illustrative material of the perforated fins to the balconies of the affordable residential accommodation on the Hampstead Rd fromtage of the development shall be submitted to and approved in writing by the local planning authority before the affordable residential block is commenced. The approved details shall be implemented and retained thereafter.

Reason: To ensure the fins have a satisfactory appearance and maintain appropriate levels of privacy between neighbouring occupiers, while allowing sufficient light to penetrate for the benefit of occupiers of the flats in accordance with Policies SD6 and B1 the Camden Replacement Unitary Development Plan 2006.

No development shall take place (with the exception of demolition of remaining

buildings, basements and structures) until:

- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas and human health risk assessment for the approval by the local planning authority.
- 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 local planning authority.
- c) 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.

Details of proposed slab levels of the proposed development, in relation to the existing and proposed levels of the street of the surrounding land, shall be submitted to and approved by the cost of the street of the surrounding land, shall be submitted to and approved by the cost of the street of the surrounding land, shall be submitted to and approved by the cost of the street of the street

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 and amenities of the area, in accordance with policies B1 and SD6 of the Camden Replacement Unitary Development Plan 2006.

All cycle parking areas shown on the plans hereby approved shall be provided and retained for as the sevelopment entains to existence. Details of cycle parking bays in the local planning authority and implemented to accordance with such approved details prior to occupation of the relevant page disherely elevanted the relevant page.

Reason: To ensure satisfactory provision is made for the storage of cycles in order to encourage use of this sustainable mode of transport, in accordance with Policy T3 of the Camden Replacement UDP 2006.

Prior to commencement of development (with the exception of demolition of remaining buildings, basements and structures), impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the local planning authority (in consultation with Thames Water) in order to determine the magnitude of any new capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient to cope with anticipated additional demand, in accordance with policy SD1 of the Camden Replacement Unitary Development Plan 2006.

8 Details of all proposed shopfronts to the shop units hereby approved shall be submitted to the local planning authority for approval prior to their installation and

shall only be carried out in accordance with any such approval.

Reason: To ensure the shopfronts have a satisfactory appearance in relation to the building in which they stand and the surrounding area with doorways suitable for use by all people within the community regardless of physical ability, in accordance with policy B4 of the Camden Replacement Unitary Development Plan 2006.

No meter boxes, flues, vents, pipes or satellite dishes shall be fixed or installed on external elevations of any of the buildings hereby approved without the prior 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, B3 and B6 of the Camden Replacement Unitary Development Plan 2006.

Details of all hard and sold accordance (in udine all planting, trees, all hard surfaces, seating and we proved by the local planning autophorous elements of the development (with the exception of demolition or remaining bendings, basements and structures) and shall be carried out in accordance with such approved details no later than the end of the first planting season following completion of the development or any relevant phase 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, no later than the end of the following planting season, with others of similar size, and species, unless the Council gives prior written consent to any variation. The landscaping details shall include those to the following areas:

- a) Triton Square
  b) Brook St
  c) Henry St
  d) Residential cours or sincles in water same and creen walls
- e) Play area to root of building.

Reason: To ensure that suitable facilities and areas of circulation and amenity are provided within the development for all occupiers and other users to an acceptable standard and that the development has a sustainable impact upon biodiversity in the locality. This is in accordance with Policies SD1, B1, N5 and N7 of the Replacement Camden UDP 2006.

Details of security measures including entrance gates to basement car park, external lighting, lighting to entrance areas, windows, entrances and other related measures shall be submitted to and approved by the local planning authority prior to commencement of the development (with the exception of demolition of remaining buildings, basements and structures). The development shall be carried out in accordance with any such approved measures.

Reason: To ensure that suitable measures are taken in respect of security of the site, in accordance with Policy SD1 of the Camden Replacement UDP 2006.

Details of green roof design and green wall (including details of plant species) and any other measures to enhance local biodiversity shall be submitted to and approved by the local planning authority and shall be provided and maintained within the development for as long as the development remains in existence.

Reason: To ensure the development makes a suitable contribution to encouraging local biodiversity in accordance with Policy N5 of the Camden Replacement UDP 2006.

Details of plant (including an acoustic report, sound attenuation and acoustic isolation from the structure) to be installed on each respective part of the development shall be submitted to and approved by the local planning authority prior to commencement of that part of the development. Any Class A3 or A4 use shall only operate in areas indicated on the plans hereby approved provided such details of plant to serve such intended Class A3 or A4 use have been submitted to and approved by the local planning authority and implemented in advance of occupation. The development shall buy be a first out to a produce with such approved details, including specified maximum necessary and implemented in advance for as long as the development or Class A3 or A4 use have been submitted to and approved by the local planning authority and implemented in advance of occupation. The development shall buy be a first out to a produce with such approved details, including specified maximum necessary in existence.

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 SD6, SD7 and SD8 of the Camden Replacement Unitary Development Plan 2006.

Surveys shall be carried out immediately prior to construction and on completion of each part of the development to assess the impact of that part of the development on terrestrial television reception. The surveys including any necessary mitigation measures to easily satisfactory terrestrial pleasing complete properties writing, prior to first shall be submitted to the local planning complete the local planning authority).

Reason: In order to safeguard the amenity of adjoining occupiers in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

No individual Class A3 or A4 use that operates from any shop unit on the Hampstead Rd frontage of the development (beneath the affordable residential accommodation) shall occupy more than 200sqm of gross floorspace (including ground floor, mezzanine, basement and any other area of floorspace), unless otherwise previously agreed in writing with the local planning authority.

Reason: In order to safeguard the amenity of adjoining occupiers in accordance with the requirements of policy SD6 of the Camden Replacement Unitary Development Plan 2006.

16 Refuse storage and recycling areas serving commercial and residential areas of the

development shall be provided as shown on the approved plans before the areas of floorspace they are intended to serve are occupied. These areas shall be retained solely for these purposes for as long as the development remains in existence, unless otherwise previously agreed in writing with the local planning authority.

Reason: In order to ensure that adequate refuse and recycling provision is provided on site, thus avoiding the need for potentially hazardous storage of refuse on the public highway in accordance with Policy B1 of the Camden Replacement Unitary Development Plan 2006.

Before the development commences (with the exception of demolition of remaining buildings, basements and structures) details of sound insulation to windows/walls and balconies to all residential premises shall be submitted to and approved to the local planning authority. The development shall only be carried out in accordance with any such approved details and any approved measures maintained thereafter.

Reason: To safeguard the superfiles of the rescential accupiers of the development, adjoining premises and the area some all in assortance with the requirements of policy SD7 of the London Storough of the Reparement Unitary Development Plan 2006.

Notwithstanding the drawings hereby approved, detailed drawings shall be submitted to and approved by the local planning authority prior to commencement of the development (with the exception of demolition of remaining buildings, basements and structures) showing details of measures (e.g. obscure glazing, screening or other appropriate measures) to prevent potential intrusive overlooking from the east elevation of the Triton Square office building and terrace to residential premises within the private tower windows and premises on the northern side of Drummond Street. The development shall only be satisfy but in accordance with any such approved details and shall regard as story or as long as the development remains in existence, usess periously approved americas in writing by the local planning authority.

Reason: In order to protect the privacy of residents within and neighbouring the development from loss of privacy through overlooking, in accordance with Policy SD6 of the Replacement Camden UDP.

Detailed drawings, samples and any other relevant supporting illustrative material of measures to the balconies to the private residential tower in order to ensure sufficient light penetrates to the flats below each relevant balcony (as indicated in the application) shall be submitted to and approved in writing by the local planning authority before the private residential block is commenced and thereafter implemented prior to occupation.

Reason: To ensure the private residential units enjoy satisfactory levels of sunlight and daylight in accordance with Policies SD6 and B1 the Camden Replacement Unitary Development Plan 2006.

Notwithstanding the plans hereby approved, 10 private residential flats and 7 affordable flats shall be provided to wheelchair user standards and shall be retained

as such for as long as those flats remain in existence, unless otherwise agreed in writing with the local planning authority.

Reason: In order to ensure that an adequate proportion of housing is provided that would be suitable for occupation by wheelchair users in accordance with Policy H7 of the Camden Replacement Unitary Development Plan 2006.

Detailed drawings of all main entrances to commercial areas of the development, communal entrances to residential flats and areas of public realm on the site such as Brook St, Henry St and Triton Square (including seating, hazard paving and general areas of circulation) shall be submitted to and approved in writing by the local planning authority before the development is commenced (with the exception of demolition of remaining buildings, basements and structures) and thereafter implemented prior to occupation.

Reason: In order to ensure that an adequate provision is made on the site for the needs of wheelchair sees in accompanie with Policy H7 of the Camden Replacement Unitary Development Plan 2006

The parking spaces designed to wheelcriair user standards shall be marked out and provided before the respective residential and commercial areas of the development that they are intended to serve are occupied and shall be retained for such use for as long as the development remains in existence. Priority shall be given to disabled blue badge parking permit holders in the use of such spaces.

Reason: In order to ensure that an adequate provision is made on the site for the needs of wheelchair users in accordance with Policy H7 of the Camden Replacement Unitary Development Plan 2006.

Any Class A3 or Ad use that oscupies be sheet unis abore with frontages to Hampstead Read or Herry Street beneath residential accommodation) on the approved plans shell be dose and leaves of customers and staff between midnight and 0700 hours and 2330 hours and midnight on Sundays to Thursdays and bank and public holidays, and between midnight and 0700 hours on Fridays and Saturdays, and shall not be open at any other time without the prior written consent of the local planning authority. No sound emanating from these premises shall be audible within any adjoining premises between these hours.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, R1B, R2, and R3 of the Camden Replacement Unitary Development Plan 2006.

Before the development is occupied, the basement vehicle ramps and service bays within the site shall be clearly marked out in thermoplastic paint stating 'No Parking'. Thereafter, at no time shall parking be permitted in these areas and no goods vehicles, plant equipment or other obstruction shall be left in this area. The markings shall be permanently maintained and retained, unless prior written consent is given by the local planning authority.

Reason: In order to satisfactorily provide space for the manoeuvring of vehicles

within the site in the interests of highway and pedestrian safety in accordance with policies T16 of the Camden Replacement Unitary Development Plan 2006.

mative(s):

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, with particular regard to policies SD1-10, SD11, SD12, H1-3, H7-8, B1, B2, B4, B6, B7, B9, N3-5, N7, T1-5, T7-9, T12, T15, T16, R1-3, R7, E1-3, C1-3. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts will be cared assemble including the and emergency escape, access and facilities for proposals with associates and insulation between dwellings. You are advised to consult in building Control Service, Camden Town Hall, Argyle Street WS411 823, (tel: 020-7974 2363).

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 or on the website www.camden.gov.uk pollution seek the pollution of the Act if you anticipate any difficulty is can you out an situation of the Act if you anticipate any difficulty is can you out an situation of the Act if you anticipate any difficulty is can you out an situation of the Mours stated above.

You are urged to contact London Underground Ltd with regard to the impact of the development upon London Underground tunnels, and other railway infrastructure so that the continued safety of the railway can be assured. Please contact the Assistant Infrastructure Protection Manager, LUL, Engineering Directorate, 105 Victoria St, London SW1E 6AD (Tel 020 7027 9557).

You are urged to contact the Environment Agency (Tel 01707 632323) and Thames Water Authority (Tel 01923 898072) to discuss compliance with condition 7 and impact upon the water table and water efficiency measures.

You are urged to draw to the immediate attention of any potential A3 or A4 occupiers to the existence of condition 14 and the need for details of ventilation to comply with the condition to be submitted to and approved by the local planning authority before any occupation would be allowed, as such occupation would not be possible if the issue of potential nuisance or unsightliness of ventilation equipment could not first be addressed to the local planning authority's full satisfaction.

- For the sake of clarification, notwithstanding conditions 4, 5, 7, 10, 11, 17, 18 and 21, the demolition of remaining buildings, basements and structures at the time of the planning permission may take place prior to submission and approval of matters under those conditions.
- The remaining buildings basements and structures referred to in condition 4, 5, 7, 10, 11, 17, 18 and 21 are identified on attached drawings (including photographs) no's P351/010A and 351/009 and comprise Block Q (the single storey building directly north of the Euston Tower); undemolished remnants of Block B (former Beatty House) comprising the ground level slab, a single storey structural bay measuring circa 6m x 6m and three columns at south-west corner of former block; the ground level slabs of former Blocks C and E; and all basement areas across the application site.

Yours faithfully

Culture and Environment Director and Environme

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