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Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

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www.camden.gov.uk/planning

Mr Daniel Smith
SLLB Ltd
4-8 Canfield Gardens
London
NW6 3BS

Application Ref: **2009/0177/P**
Please ask for: **Max Smith**
Telephone: 020 7974 5114

19 November 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:
1 Mill Lane
London
NW6 1NT

Proposal:

Demolition of all existing buildings on site and erection of a 4 storey main building and a 2 storey detached building comprising of 28 residential units (1 x 1 bed unit, 15 x 2 bed units, 10 x 3 bed units and 2 x 4 bed units) with associated car and cycle parking, amenity space and landscaping (including the creation of a new area of designated open land for nature conservation).

Drawing Nos: 2nd application: Site Survey; A100A; A101A; A102A; A103A; A104A; A105A; A106A; A201A; A202A; A203A; A204A; A205A; A206A; A501A; A502A; A503A; 981-02 C; 981-03 C; 04 C; j38.54/01; 02 Rev B; EC/201; 202; 203; 204; P-001; P-002; P-003; Transport Statement; Ground Investigation Report; Sustainability Statement; Preliminary Assessment for Planning; Covering Letter from Hugh Lacey at Pioneer Property Services dated 02/02/09; Vibration Logging Chart; Design & Access Statement

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 the development commences, details of the proposed cycle storage areas, including including motorised doors on the accesses to them, lighting and security measures, shall be submitted to and approved by the Council. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

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.

- 3 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. 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 policies B1 and N8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Full details in respect of the green and brown roofs in the area indicated on the approved roof plans shall be submitted to and approved by the local planning authority before the development commences. No unit shall be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies N5 and SD9B of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 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 or prior to the occupation for the permitted use 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 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 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 industrial/storage use of the site in accordance with policy SD10B of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 Before the use commences sound insulation shall be provided for the building in accordance with a scheme to be first approved by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

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

- 8 Prior to the commencement of development, details of the means of enclosure for the site, including the area of open space, shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the beneficial occupation of any of the units hereby approved.

Reason: In the interests of residential amenity and security in accordance with Policy SD6 of the London Borough of Camden Replacement Unitary Development Plan.

- 9 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved by the Council as the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 policies N8 of the

London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 Prior to the commencement of development, details of bat and bird boxes to be installed on the building hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The bat and bird boxes shall be installed in accordance with the approved details prior to the first occupation of any of the 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 Prior to the first occupation of any of the units hereby approved, signs shall be erected at the entrances to the car lift instructing motorists not to travel in the car lift when cyclists are using it, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The signs shall be maintained and retained as such thereafter.

Reason: In the interests of safe and secure provision for cycle storage in accordance with Policy T3 of the London Borough of Camden Replacement Unitary Development Plan.

- 12 Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 of the London Borough of 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 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.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 4 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 Sites Team, Urban Design and Regeneration.

- 5 Reasons for granting permission.

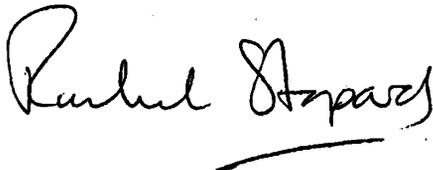
The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies S1/S2/S3/S8, SD1, SD2, SD4, SD6, SD7, SD8, SD9, SD10B, SD12, H1, H2, H7, H8, B1, B9, N2, N4, N5, N6, N8, T1, T2, T3, T7, T8, T9 and T12.

For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 6 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).

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.