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Ms Tricia Patel  
Pollard Thomas Edwards Architects  
Diespeker Wharf  
38 Graham Street  
London  
N1 8JX

Application Ref: **2009/1534/P**  
Please ask for: **Bethany Arbery**  
Telephone: 020 7974 2077

6 July 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:

**Olive & Douglas Waite Houses**  
**73 -79 Priory Road**  
**London**  
**NW6 3NJ**

Proposal:

Erection of a part 3, part 4 storey building to provide 55 affordable housing units comprising (14 x 3-bedroom, 19 x 2-bedroom and 22 x 1 bedroom) with 6 car parking spaces (accessed off Priory Road), 64 bicycle spaces (56 for occupiers and 8 for visitors) and associated landscaping (following demolition of existing buildings).  
Drawing Nos: PL(00)01; PL(00)02; PL(00)03; PL(00)04; PL(00)05; PL(00)06; PL(00)007A; PL(00)008A; PL(00)009A; PL(00)010A; PL(00)011C; PL(00)012A; PL(00)013A; PL(00)014A; PL(00)015B; PL(00)016A; PL(00)017; PL(00)019; PL(00)020; PL(00)21; PL(00)22; PL(00)23; PL(00)24; L(80)004A; L(80)005B; L(80)006A; L(80)013A; L(80)014A; L(80)015A; Design & Access Statement by PTEa dated March 2009 including:  
Appendix 1: Arboricultural Impact assessment and Tree Protection Method Statement by RGS Tree Services dated July 2008; Appendix 2: Daylight and Sunlight Report by Anstey Horne dated 9th March 2009; Appendix 3: Transport Statement and Travel Plan Statement by Campbell Reith August 2008; Appendix 4: Energy Assessment by DSSR dated 6th March 2009; Appendix 5: Ecological Report by Middlemarch Environmental Ltd dated July



INVESTOR IN PEOPLE

2008; Appendix 6: Consultation by PTEa dated March 2009; Appendix 7: Landscape by PTEa dated March 2009; Appendix 8: Report on the Architectural Importance and Heritage Value of Waites House by Barry Stow Architect Ltd dated 14th November 2006; Appendix 9: Condition Survey and Refurbishment/Conversion Options Report by Baily Garner dated November 2004; Appendix 10: Schedule of Proposed Accommodation by PTEa dated 03/06/09; Appendix 11: Code for Sustainable Homes Pre-Development Assessment by PTEa dated March 2009; Lifetimes Homes Statement; Plan Showing Proposed Traffic Routes for Deliveries dated August 2008; Tree Survey by Caroline Hay Associates dated 13/02/08; Letter from Spectrum Acoustic Consultants dated 08/12/08; and E-mail from PTEa dated 05/06/09.

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 Prior to occupation of any of the units in Block A/B (Phase 1) the refuse and recycling storage facilities within these Blocks as shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the 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 and the advice contained in Camden Planning Guidance 2006.

- 3 Prior to occupation of any of the units in Blocks C/D (Phase 2) the refuse and recycling storage facilities located adjacent to the northern boundary of the site as shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the 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 and the advice contained in Camden Planning Guidance 2006.

- 4 No development shall take place until full scale sample panels of the materials to be used in the construction of the external surfaces of the development hereby approved have been erected on-site and approved by the Council in writing. The sample panels of all facing materials should include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing, brickwork detailing, glazing, window framing, projecting bays, recessed entrance panels and canopies. The development shall be carried out in full and strict accordance with the approved

materials. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character and appearance of the conservation area in accordance with the requirements of policies S1/S2, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 1.8 metre high screening, details of which shall have been submitted to and approved by the Council in writing, shall be erected on:
- a) the west elevation of the 2 balconies on the internal courtyard elevation at second and third floor level at the western end of Block A.
  - b) the north elevation of the 2 balconies on the rear elevation (west facing) at first and third floor level at the northern end of Block C.
  - c) the north elevation of the terrace on the front elevation (east facing) at third floor level at the northern end of Block C.
  - d) the east elevation of the 2 balconies on the internal courtyard elevation at second and third floor level at the eastern end of Block A.

Prior to commencement of use of these balconies and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies S1/S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained in Camden Planning Guidance 2006

- 6 The following windows and areas of glazing shall be fitted with obscure glazing and fixed shut (or designed to allow restricted opening of 100mm) to a height of 1.7m above floor level within the relevant rooms prior to occupation of those parts of the development and permanently retained and maintained as such thereafter.
- a) The windows at first, second and third floor level located at the northern end of Block C which face towards 81 Priory Road.
  - b) The windows at second and third floor level in the east elevation of Block A which face towards Block B.
  - c) The windows at first and second floor level on the north elevation of Block D serving units D01 and D02, which face towards The Studio, 1 Cleve Road.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies S1/S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained in Camden Planning Guidance 2006.

- 7 Prior to occupation of any of the units in Block A/B (Phase 1) the proposed cycle storage area west of Block A (36 cycle parking spaces) as shown on the drawings hereby approved shall be provided in their entirety and permanently maintained and retained thereafter.

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 and the advice contained in Camden Planning Guidance 2006

- 8 Prior to occupation of any of the units in Block C/D (Phase 2) the proposed cycle storage area west of Block D and north of Block C (20 and 8 cycle parking spaces) as shown on the drawings hereby approved shall be provided in their entirety and permanently maintained and retained thereafter.

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 and the advice contained in Camden Planning Guidance 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, SD8A and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained in Camden Planning Guidance 2006.

- 10 Prior to commencement on the relevant part of the development detailed drawings of the means of ventilation of the ground floor plant room, including an acoustic report which demonstrates that the equipment will comply with the requirements of condition 9 shall be submitted to and approved in writing by the Council. The development shall not be carried out otherwise than in accordance with any approval given and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the appearance of the premises and the character and appearance of the conservation area and the amenities of the adjoining premises and the area generally in accordance with the requirements of policies S1, S2, B1, B7, SD6, SD7B, SD8A and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained in Camden Planning Guidance 2006.

- 11 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from

damage to the satisfaction of the Council in accordance with the Arboricultural Impact Assessment and Tree Protection Method Statement by RGS Tree Services dated July 2008.

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 and the advice contained in Camden Planning Guidance 2006.

- 12 Prior to the commencement of development an Arboricultural Impact Assessment and Tree Protection Method Statement to demonstrate that the tree in the rear garden of the Studio, 1 Cleve Road (adjacent to the rear boundary) can be retained and protected from damage shall be submitted to and approved in writing by the Council. The submitted details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies N8 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained in Camden Planning Guidance 2006.

- 13 Prior to commencement on this part of the development full details of hard and soft landscaping (this should incorporate native species and features of high ecological value) including replacement tree planting 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 and to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures in accordance with the requirements of policies B1, S8 and N5 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained in Camden Planning Guidance 2006

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

Reason: To ensure that the areas of green roof are 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.

- 15 A further bat survey should be undertaken to establish if any bats have colonised the areas with bat roost potential this should be submitted to and approved in writing by the Council prior to demolition of the existing building.

Reason: To safeguard protected species and their habitats within the area in accordance with policy N7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 16 The demolition of the existing buildings and removal of trees and vegetation should be undertaken outside of bird-nesting season.

Reason: To safeguard protected species and their habitats within the area in accordance with policy N7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

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

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policies S8 and N5 of the London Borough of Camden Replacement Unitary Development Plan 2006, The London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006.

- 18 Prior to first occupation of the development details of lighting, audio and video entry systems to improve security of the site shall be submitted to and approved in writing by the Council

Reason: To ensure the development includes measures which seek to address personal safety, security and crime prevention in accordance with the requirements of policy SD1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained in Camden Planning Guidance 2006

Informative(s):

- 1 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, SD1, SD2, SD3, SD4, SD6, SD7B, SD8A, SD9, SD12, H1, H2, H3, H7, H8, B1, B7, N4, N5, N6, N7, N8, T1, 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 officers report.

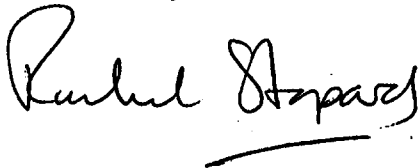
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 You are advised to contact Paul Davis in Transport Planning (020 7974 2520) for advice and guidance on preparing a successful residential travel plan.
- 5 You are reminded that planning permission does not guarantee that highways works will be implemented as it is always subject to further detailed design, consultation and approval by highway authority.
- 6 You are advised that we expect all areas of hard landscaping to use permeable paving in order to minimise run-off from the site.
- 7 Should stag beetles or great crested newts be found on site during removal of the vegetation then work should cease and a qualified ecologist should be consulted for advice.
- 8 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.
- 9 You are advised that the tree adjacent to the rear boundary of The Studio, 1 Cleve Road provides a high level of visual amenity to the occupants of this property and the area generally. The Arboricultural Impact Assessment which property and the area generally. The Arboricultural Impact Assessment which was submitted in support of your proposal did not provide adequate information to demonstrate that this tree could be retained and protected from damage during the proposed building works. Condition 12 requires that further information be submitted in this respect. You are further advised that, if it becomes apparent that the tree cannot be retained, this may result in the need for material changes to the form of the proposed development which would need to be dealt with under a fresh application

for planning permission.

- 10 You are advised, pursuant to the requirements of Condition 13 above in respect of replacement tree planting, that it would be useful to discuss your intended scheme with the Council's Arboricultural officer prior to making a formal submission. You are requested to consider the use of species such as sweet chestnut, walnut and fruit trees, in order to enhance the biodiversity of the site.

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