

SR



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

Tel 020 7278 4444
Fax 020 7974 1680
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Mr Mathew Roe
CGMS Limited
Morley House
26 Holborn Viaduct
London
EC1A 2AT

Application Ref: **2009/3072/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 2516

26 October 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:
13 Hawley Crescent & 29 Kentish Town Road
London
NW1 8NP

Proposal:

Redevelopment of site to provide a mixed use building comprising 1,369sqm of commercial floorspace (Class B1/B8) at ground and basement level and 114 student accommodation units at the upper four levels fronting Kentish Town Road and upper part four/five levels fronting Hawley Crescent.

Drawing Nos: Letter dated 23/09/09 including appendices A-F.

Site Location Plan [9686/Cgms/1); HCC-03; 04; 05; 06; 08; 10; 11; 12; 13; 14; 16; 30; 31; 32; 33; 34; 35; 36; 37; 42; 43; 44; 45; 46; 47; 48; 49; 50; 51; 52; 63; 73; 74; 75; 76; 77;

BREEAM Multi-Residential 2006 Pre-Assessment; BREEAM Office 2006 Pre-Assessment; Energy Strategy Report; Sustainability Statement; Noise Assessment; Statement of Community Involvement; Transport Statement; BRE - Daylight/Sunlight Report; Marketing Report; Planning Statement; Student Accommodation Product & Design; 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 No development shall take place until full details of hard and soft landscaping and means of enclosure to the front elevations, boundary with Hawley Infant School and communal roof terrace have been submitted to and approved by the Council. 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 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 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 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.

- 4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the development commences. The buildings shall not 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 Prior to commencement of the development further details of the proposed noise mitigation measures and the alternative means of passive ventilation referred to in the Noise Assessment by Sharps Redmore Partnership, including an acoustic report which demonstrates that resultant indoor noise levels will be below British

Standard 8233:1999, shall be submitted to and approved by the Council in writing. The approved measures shall be implemented in their entirety in strict accordance with any approval given, and they shall be maintained and retained as such thereafter.

Reason: To safeguard the amenities of the occupiers of the proposed development in accordance with the requirements of policies SD6, SD7B and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and the advice contained in Camden Planning Guidance 2006.

- 6 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 thereafter be provided prior to the first occupation of any of the new accommodation and permanently maintained and retained as such thereafter.

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

- 7 The cycle storage areas at basement and ground floor level shall be provided in their entirety prior to the first occupation of any of the new accommodation, 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.

- 8 The windows indicated on the drawings hereby approved as obscure glazed (translucent; shown as K) shall be provided as such and fitted with locking restrictors to allow side or top opening up to 200mm, prior to the first occupation of any of the new units, and thereafter permanently maintained and retained as such.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies SD6 of the London Borough of Camden Replacement Unitary Development Plan 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 SD1 (Quality of life), SD2 (Planning obligations), SD6 (Amenity for occupiers and neighbours), SD7b (Noise/vibration pollution), SD8a (Disturbance from plant and machinery), SD9 (Resources and energy), SD12b (Reuse of construction waste), H1 (Housing), H7 (Lifetime homes and wheelchair housing), H8 (Mix of units), H9 (Hostels), B1 (General design principles), B6 (Listed Buildings), B7 (Conservation Areas), N4 (Providing public open space), N5 (Biodiversity), E2 (Retention of Existing Business Use), E3d

(Creative and environmental industries), T1 (Sustainable transport space), T2c (Capacity of transport provision), T3 (Pedestrians and cycling), T4c (Public Transport and development), 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). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

2

Thames Water request that the applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

3

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).

4

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.

5

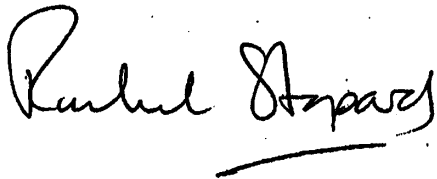
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

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

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 drawn underneath the name.

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.