



Development Control
Planning Services
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Robin
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Allies & Morrison
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Williams

Application Ref: **2005/4431/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 2061

12 December 2006

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:
**Railway embankment and land west of
49 Adelaide Road
London
NW3 3QB**

Proposal:
Erection of new 2-3 storey building plus 2 basement levels, to provide new synagogue (to be relocated from Eton Villas), plus community facilities, 4 ancillary self-contained flats and basement car park, and expansion and upgrading of existing Adelaide Road public nature reserve, including erection of new split-level cabin for new educational facility and installation of associated fencing, lighting and paths.

Drawing Nos: 332_07_000 rev P1; 001 rev P1; 002 rev P1; 003 rev P1; 004 rev P1; 005 rev P1; 100 rev P1; 101 rev P1; 102 rev P1; 103 rev P1; B1 rev P1; 332_06_B2 rev P1; 332_07_200 rev P1; 201 rev P1; 202 rev P1; 300 rev P1; 301 rev P1; 302 rev P1; 332_7_500 rev P2; 501 rev P2; 332_07_502 rev P2; 503 rev P2; 504 rev P2; 505 rev P2; 506 rev P2; 508 rev P2.

Extended Phase 1 Habitat Survey by Middlemarch Environmental; Arboricultural Impact Assessment by CBA Trees; Statement -Greening the Building, dated October 2005, Access Statement dated December 2005, Final Energy Statement dated 12/12/2005.



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 following details shall be provided by the applicant and approved by the Local Planning Authority before work on the relevant parts of the development is commenced.
 - a) Samples of all facing materials;
 - b) A samples board in respect of the above to be erected on site and retained until the development is completed;
 - c) Typical details of all doors, windows, balustrading, balconies, stairs and fencing/railings at 1:20 scale.

The relevant parts of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to ensure an appropriate quality of built development in accordance with the requirements of policies EN1, EN13, EN18 and EN25 of the London Borough of Camden Unitary Development Plan 2000.

- 3 No development shall take place until full details of hard and soft landscaping (including plant and tree species), and means of enclosure of all open areas adjacent the main above ground development have been submitted to and approved by the Local Planning Authority. Such details shall include proposed earthworks including grading, mounding and other changes in ground levels.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies EN15, EN18, EN20, EN61, TR19 and TR21 of the London Borough of Camden Unitary Development Plan 2000.

- 4 No development shall take place on the nature reserve education facility until full details of adjacent hard and soft landscaping and means of enclosure (including any changes to the front boundary wall) have been submitted to and approved by the Local Planning Authority. Such details shall include a method statement for the protection of adjacent trees during the works.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme and to safeguard nature conservation interests in accordance with the requirements of policies EN15, EN56 and EN61 of the London Borough of Camden Unitary Development Plan 2000.

- 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 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 Local Planning Authority 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 EN15 and EN61 of the London Borough of Camden Unitary Development Plan 2000.

- 6 Climbing plant mesh screens as provided for by the submitted statement -Greening the Building- shall be erected on the front and rear elevations of the building and fully planted prior to the first occupation of the building. The climbing plants shall be allowed to progress to a mature state and shall be permanently retained and maintained in such condition to the reasonable satisfaction of the local planning authority thereafter.

Reason: In order to ensure that the development continues to respect the existing green, tree-lined character of the streetscene and offer an appropriate form of compensation for the loss of open space normally contrary to policy EN48 of the London Borough of Camden Unitary Development Plan 2000.

- 7 Notwithstanding the information shown on the approved basement level floor plans, amended details in respect of the following shall be submitted to and approved by the Council before the relevant part of the work is begun;
- a) amended basement parking layout omitting the 2 car spaces adjacent the cycle parking and replacement with a turning area clearly marked as -No Parking, and 3 further car spaces omitted in favour of further cycle storage and motorcycle parking;
 - b) amended forecourt layout to show details of 3 car-parking spaces for staff and visitors with disabilities.

The development shall not be implemented other than in accordance with such details as have been approved and the turning head permanently retained.

Reason: In order to provide for the appropriate servicing and minimum parking needs of the development in accordance with policy standards DS8, DS9 and DS10 of the London Borough of Camden Unitary Development Plan 2000.

- 8 Before the development is occupied the vehicle entry and exit points shown on the approved ground floor plan shall be clearly marked out as IN and OUT or similar, in thermoplastic paint. The markings shall be permanently maintained and retained unless prior written consent is given by the Council.

Reason: In order to satisfactorily provide for the safe and efficient servicing of the site in accordance with policies TR19 and TR21 of the London Borough of Camden

Unitary Development Plan 2000.

- 9 Full details of security measures including CCTV cameras and lighting, to be positioned around the building and in the adjacent nature reserve, shall be submitted to and approved by the local planning authority prior to the first occupation of any part of the development.

Reason: In the interests of community safety and the amenities of the immediate area in accordance with policies RE2, EN19, EN20 and EN48 of the London Borough of Camden Unitary Development Plan 2000.

- 10 Details of a sustainable urban drainage system for the development shall be submitted to and approved by the local planning authority prior to the first occupation of any part of the development.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policy EN9 of the London Borough of Camden Unitary Development Plan 2000.

- 11 Details of cycle parking for the nature reserve education facility shall be submitted to and approved by the local planning authority prior to work being commenced on this part of the development. Such details as are approved shall be provided prior to occupation and permanently maintained and retained thereafter.

Reason: In order to ensure appropriate provision for cyclists in accordance with policy TR22 of the London Borough of Camden Unitary Development Plan 2000.

- 12 Before the use commences, full details of the design of the refuse storage area (including provision for recycled materials) shall be submitted to and approved by the local planning authority. Such details shall be provided and thereafter permanently maintained and retained as approved.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies RE2 and DS9 of the London Borough of Camden Unitary Development Plan 2000.

- 13 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 local planning authority; 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 local planning authority. 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 arising in connection with the previous industrial/storage use of the site in accordance with policy EN10 of the London Borough of Camden Unitary Development Plan 2000.

- 14 The development shall be undertaken in accordance with the recommendations contained within the Access Statement prepared by David Bonnett Associates, dated December 2005.

Reason: To ensure that the development is fully accessible to people with disabilities in accordance with policy RE3 of the London Borough of Camden Unitary Development Plan 2000 and the London Plan 2004.

- 15 The development shall incorporate the energy efficient design measures contained in the Final Energy Statement, dated 12 December 2005, prepared by Faber Maunsell-Aecom.

Reason: To ensure that the development generates an appropriate proportion of its energy from renewable sources in accordance with policy SD9C of the Unitary Development Plan -Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006 and the London Plan 2004.

- 16 The development shall incorporate one of the two feasible renewable energy technologies identified in the Final Energy Statement, dated 12 December 2005, prepared by Faber Mansell-Aecom (either ground source heating and cooling or biomass heating) to the satisfaction of the Local Planning Authority. Written confirmation of the technology to be implemented, shall be submitted to the Local Planning Authority prior to commencement of construction.

Reason: To ensure that the development generates an appropriate proportion of its energy from renewable sources in accordance with policy SD9C of the Unitary Development Plan -Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006 and the London Plan 2004.

Informative(s):

- 1 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.
- 2 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. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) 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.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies RE1, RE2, RE3, RE4, RE6, EN1, EN5, EN9, EN10, EN13, EN14, EN15, EN16, EN18, EN19, EN20, EN48, EN56, EN61, TR1, TR3, TR4, TR17, TR19, TR21, TR22, SC1, SC2, SC6, SC8, DS6, DS8, DS9, DS10. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 4 The Habitat Survey has identified Japanese knotweed as being present on the site, deemed an invasive species by the Wildlife and Countryside Act 1981, making it an offence to be grown or otherwise caused to be grown in the wild. A method statement and plan dealing with this issue should be prepared in accordance with the legislation.
- 5 You are reminded that bats, reptiles and nesting birds are protected under the Wildlife and Countryside Act 1981 and should any bats or their roosts be found on the site then English Nature should be contacted. Further survey work of potential habitats should be undertaken together with mitigation/replacement habitat creation as appropriate in accordance with the recommendations of the Habitat Survey accompanying the application. Survey work and clearing of trees and shrubs should take place outside of the bird-nesting period (i.e. outside of March-Sept) unless supervised by a competent ecologist to ensure that relevant legislative requirements are met.

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

Yours faithfully



Culture and Environment Directorate
(Duly authorised by the Council to sign this document)