

Camden

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

Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Broadway Malyan Planning
Your ref BH/BS/P1615
The Tower Building
11 York Road
London
SE1 7NX

Application No: PEX0100337/R3
Case File: F8/7/C

5th September 2003

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions.

Address :
ABC Cinema Site Pond Street and 83 Fleet Road, NW3

Date of Application : 25/04/01, revised 07/12/01 (R1),
30/04/02 (R2), 08/11/02 (R3).

Proposal :

Demolition of the former cinema and single storey retail unit to provide a three to eight storey building comprising a neighbourhood retail store and 51 residential units together with associated basement car parking and servicing areas.

As shown on drawing numbers: 3865/ TA (20) P-1, P00, P00T, P01A, P02A, P03, P04A, P05A, P06A, P07A, P08, E01, E02, E04, E05, S01, S02.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

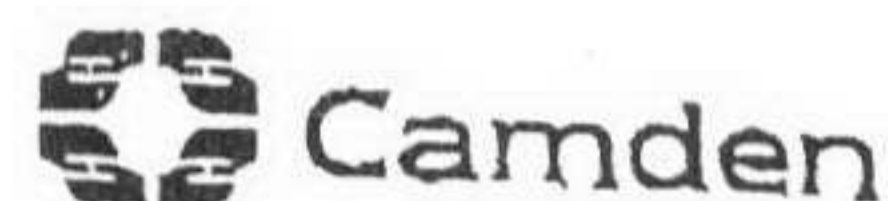
The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.



Director
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Additional conditions:

- 1 The details of the elevations and facing materials (including samples) to be used on the building shall not be otherwise than as shall have been submitted to and approved by the Council before the relevant part of the work is commenced. The development shall not be implemented other than in compliance with the approved details.
- 2 Full details of hard and soft landscaping and means of enclosure of all unbuilt, open areas shall be submitted to and approved by the Council before the relevant part of the work is commenced.
- 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 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.
- 4 No development shall take place until the applicant has secured the implementation of a programme of archaeological investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.
- 5 The dwellings hereby approved shall be designed so that internal noise levels at any time shall be no greater than 40 dB LAeq,T for living rooms and 35 dB LAeq,T for bedrooms.



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- 6 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all external items of plant and machinery provided as part of the development for which planning permission is granted shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A), at such locations. Where the noise from the plant and machinery is tonal in character the differences between these levels shall be at least 10dB(A).
- 7 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reasons for additional conditions:

- 1 To ensure that the Council may be satisfied with the external appearance of the building in accordance with the requirements of policies EN1 and EN13 of the London Borough of Camden Unitary Development Plan 2000.
- 2 To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy EN61 of the London Borough of Camden Unitary Development Plan 2000.
- 3 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 policy EN15 of the London Borough of Camden Unitary Development Plan 2000.
- 4 Important archeological remains may exist on this site. The Council wishes to ensure that an archeological watching brief is carried out during the development groundworks so that the archaeological remains not protected by other measures are investigated and recorded in accordance with the requirements of policies EN41 and EN42 of the London Borough of Camden Unitary Development Plan 2000.
- 5 In order to ensure that the residential units hereby approved will have a satisfactory internal noise environment in accordance with policy EN5 of London Borough of Camden Unitary Development Plan 2000 and Development Standard DS6.



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- 6 To safeguard the amenities of the adjoining premises and the area generally in order to ensure compliance with the requirements of policy RE2 of the London Borough of Camden Unitary Development Plan 2000.
- 7 To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy TR23 of the London Borough of Camden Unitary Development Plan 2000.

Informatives (if applicable)

- 1 The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage Guidance.
- 2 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.
- 3 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 Records and Information Team, (Street Naming and Numbering) Environment Department, Camden Town Hall, Argyle Street, London WC1H 8EQ (tel 020 7974 5613)
- 4 Works of construction and ancillary activity should not take place other than between the hours of 08.00am to 18.00 pm on Monday to Friday and 08.00am to 13.00pm on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.

This application was dealt with by John Davies on 020 7974 5885.

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

Yours faithfully

Environment Department

(Duly authorised by the Council to sign this document)



Director
Peter Bishop

Pond Street, NW3**TJP/3865/C****SCOPE OF WORKS FOR LANDSCAPING**

6 June 2005

POND STREET FRONTAGE/FLEET ROAD FRONTAGE -DRAFT**Approval of Landscape Materials****1. General**

The landscape solution to the Pond Street frontage must meet the technical and functional needs dictated by the entrance requirements of both the private flats and the Marks & Spencer retail outlet, and at the same time provide an organised and enhanced streetscape.

Our client believes the general approach to the landscape in this area should be one of upgrading the overall appearance of the immediate environment at street level.

2. York Stone Paving/Pond Street Entrance to Retail

The proposal is to repave the area within the boundary of the development site with York Stone paving (see sample A) and to extend the new paving north to the kerb on Pond Street, east to the kerb at the junction with Fleet Road and west to the raised planter beyond the Royal Free Hospital electrical substation. This work has been discussed and agreed with Camden Highways.

The pavement slopes upwards as you travel west on Pond Street towards the RFH. Because of this and the need to provide level access for the disabled, the area directly in front of the entrance to the retail outlet must be approached by steps on two sides with level access provided adjacent to the entrance to the private flats. The steps will be finished with York stone treads and risers.

3. Limestone and Basalt Paving/Pond Street Entrance to Private Flats

On the approach to the entrance to the private flats, and set flush with the York Stone paving, will be 200mm x 200mm honed Florac Limestone tiles (see sample B) bordered by a perimeter strip of honed Basalt (see sample C). This feature defines the entrance to the private flats. Pavement lighting will be housed within the Basalt border and will consist of 2 No. single up lighting recessed floor luminaries (see image of sample D) located immediately adjacent to either side of the entrance. Also housed within the Basalt border will be orientation luminaries (see image of sample E) providing low-level light to mark the path to the entrance door.

4. Tactile Paving

At the approach to the top of the stairs leading to the entrance of the M&S outlet, tactile paving slabs (see image of sample F) will be provided to signal the approaching hazard of stairs for the visually and ambulant disabled as required under the Building Regulations.

Tactile paving (see image of sample G) will also be provided on the approaches to the pedestrian crossing to the eastern limit of the proposed York Stone paving and to the approaches for the new crossover to the service bay and car park on Fleet Road.

Pond Street, NW3 Continued/...

5. Handrails

Powder coated steel handrails, (RAL 9006, see sample H), will be positioned at intervals to offer support in negotiating the York Stone entrance stairs as required under the building regulations.

6. Bollards/Stainless Steel Boundary Markers

In response to the M&S security requirements, it is proposed to provide powder coated metal bollards painted (coloured grey RAL 9006, see sample H) to match the existing type used by Camden (see image of sample J) but which are anchored in the ground so as to be capable of withstanding the impact of a vehicle used as part of a "ram raid" attack on the retail outlet. The bollards will be positioned at 1200mm maximum intervals centred on the line of the client-maintenance boundary, located 3500mm from the face of the Pond Street elevation and running parallel to it. The line of bollards will return at either end of the M&S frontage, terminating on the west side of the entrance to the private flats.

Where the client-maintenance boundary continues past the entrance to the private flats, stainless steel studs will be housed in the York Stone paving to indicate the boundary.

It has been agreed with Camden Highways that the developer will be responsible for the maintenance of everything within the area bounded by the bollard and stainless steel metal stud delineation.

7. Cycle Stands

3 No. powder coated (coloured grey RAL 9000, see sample H) steel "Sheffield" cycle stands (see image of sample K) to provide 6 cycle spaces will be located adjacent to the building on the boundary with RFH.

8. Asphalt Paving/ Fleet Road

The crossover that forms the entrance to the new service bay and underground car park will be paved in asphalt to match existing surfaces.