

Mr Nick Belsten
CBRE
Henrietta House
8 Henrietta Place
London
W1G 0NB

Application Ref: **2013/7646/P**
Please ask for: **Conor McDonagh**
Telephone: 020 7974 **2566**

15 May 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
79 Camden Road and 86-100 St Pancras Way
London
NW1 9EU

Proposal:

Redevelopment of the site to create 164 residential units, including affordable housing, following demolition of all existing business use buildings (Class B1) on the site and construction of a new building ranging from 5 to 7 storeys in height, together with associated works to create a lower ground floor, landscaping and public realm improvements.

Drawing Nos: GLA Stage 1 Response Letter by CBRE dated 11/02/14; CHP Plant roof drawing by Whitecode 9871-M-50001 R1; Supplemental Noise Assessment - Façade Mitigation by URS dated Feb 2014; BIA Independent Assessment Report by Geotechnical Consulting Group dated Feb 2014; Site Drainage drawing by Walsh Associates 3684-320; Transport post-submission notes by SKM Colin Buchanan dated 6/02/14 and 27/02/14; Affordable Rent revised mix Letter on from Barratt dated 11/03/14; Accommodation Schedule revB.

Air Quality Assessment by URS; Phase 1 Habitat Survey by URS; Arboricultural Report by Unwin Forestry Consultancy; Energy Strategy Overview (including Code for Sustainable Homes Pre-Assessment) Whitecode Design Associates; Sustainability Statement by Whitecode Design Associates; Basement Impact Assessment by Card Geotechnics Limited; Surface Water Drainage Statement by URS; Archaeological Desk Based



Assessment prepared by URS; Pedestrian Level Wind Microclimate Assessment Desk Study prepared by RWDI; Internal Sunlight and Daylight Report prepared by GIA; External Sunlight and Daylight Report prepared by GIA (all dated Nov. 2013).

Documents: Drawing Package (including Existing, Demolition and Proposed Plans, Elevations and sections and Landscape Plans) prepared by Sheppard Robson Architects and Outerspace; Design and Access Statement prepared by Sheppard Robson; Access & Inclusivity Statement prepared by All Clear Design; Townscape and Visual Impact Assessment prepared by Peter Stewart Consultancy; Planning Statement by CBRE; Employment Statement prepared by CBRE Planning; Affordable Housing Statement prepared by CBRE Planning; Statement of Community Involvement by Hardhat Communications; Heritage Statement prepared by Heritage Collective; Transport Assessment prepared by SKM Colin Buchanan; Travel Plan prepared by SKM Colin Buchanan; Draft Construction Management Plan prepared by URS; Waste and Recycling Strategy by URS; Noise Assessment by URS;

Existing: prefix 4998-00-001; 002; 003; 004; 005; 006; 007. Demolition: 011; 012; 013; 014; 015; 016. Proposed: prefix 4998-20-101A; 102A; 103A; 104A; 105A; 106A; 107A; 108 109; 119; 120A; 121A; 122A; 123; 130; 131; 132; 133; 901A. Landscape: prefix LN00332-100; 200; 201; 202.

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 courtyards and roof top gardens shall be completed and made available for use by residents before the relevant parts of the development are first occupied.

Reason: In order to ensure that the development makes sufficient provision for amenity space in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The details of the following shall be submitted to, and approved in writing by, the Local Planning Authority before any work is commenced on the relevant part of the development.

- a) Facing materials including sections at 1:20
- b) Details including sections at 1:10 of all windows and door frames.
- c) Details including materials of all balcony, roof terrace and lightwell railings / balustrading.

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

Reason: To safeguard the appearance of the site and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Sample panels of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved by the Council before the relevant parts of the development are commenced and the development shall only be carried out in accordance with the approval given. The sample panel should measure no less than 2x2m and shall be retained on site until the relevant work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the relevant part of the development commences full design details of individual cycle storage areas shall be submitted to and approved in writing by the Council. The development shall provide no less than 183 cycles for residents and 5 for visitors internally.

The relevant parts of the development shall not be occupied until the approved cycle storage areas have been provided in their entirety, and shall be thereafter permanently maintained and retained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Before the relevant parts of the development commence detailed plans shall be provided to the Council for approval in writing indicating the location of an active electric vehicle charging point at each car parking space. The two charging points

shall be thereafter be permanently maintained and retained.

Reason: To encourage the uptake of electric vehicles, in accordance with Policy 6.13 of the London Plan.

- 8 Before the relevant part of development commences 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 local planning authority in writing. [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 ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 9 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details [by not later than the end of the planting season following completion of the development or any phase 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 CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Before the superstructure works commence details of bird and bat nesting boxes / bricks / features shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the exact location, specification and design. The boxes / bricks / features shall be installed prior to the first occupation of the buildings to which they form part. The nesting boxes / bricks / features shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 11 Before the relevant part of the development commences, details of the 500sqm

biodiverse, substrate-based extensive living roofs shall be submitted to and approved by the Local Planning Authority in writing. This must include a detailed maintenance plan, details of its construction and the materials used, to include a section at a scale of 1:20, and full planting details. The substrate depth should vary between 80mm and 150mm with peaks and troughs, but should average at least 130mm. The design and planting scheme should be informed by a site biodiversity assessment and reflect the local conditions and species of interest. Extensive living roofs should be planted with 16 plugs per sqm. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 12 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then before the relevant part of each Phase commences a suitably qualified ecologist shall be employed to check the areas concerned immediately to ensure that no nesting or nest-building birds are present, and a report of the ecologist's findings shall be provided to the Council for approval in writing. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 13 Prior to the commencement of any works on site, details demonstrating how trees (growing from adjoining sites or on the street) shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 14 Prior to the end of the next available planting season, new and replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping

which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 15 Prior to commencement of development details of a sustainable urban drainage system and a rainwater harvesting system shall be submitted to and approved in writing by the local planning authority. Such systems shall be based on the recommendations outlined in the Surface Water Drainage Statement by URS November 2013. The systems shall be implemented as part of the development and thereafter retained and maintained.

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 policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 16 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Before the relevant part of the development is first occupied, the refuse and recycling storage facilities, 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 premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 18 Prior to occupation of the relevant part of the development full details a CCTV strategy to include details of cameras to be affixed to the external faces of the buildings and within the public realm, including their range of coverage. The approved measures implemented prior to occupation of the relevant parts of the development and be thereafter retained and maintained.

Reason: In order to protect the amenities of residents living in the area immediately surrounding the development in accordance with policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 19 Prior to the occupation of the development hereby permitted, full details of all machinery, plant or equipment (including CHP) to be installed shall be submitted to and approved by the Local Planning Authority in writing. The details shall include manufacturers specifications, location, attenuation measures and a noise report demonstrating compliance with Camden's noise standards. The approved measures shall be installed prior to occupation of any of the residential units, and retained and maintained thereafter.

Reason: To safeguard the amenities of the site occupants and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 20 Before the relevant part of the development commences details of a vibration mitigation scheme to protect the residential units against vibration (including transportation sources and building services and CHP plant) shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and remain in place for the lifetime of the development.

Reason: To safeguard the amenities of occupiers of the proposed use in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 21 Before impact piling works commence the applicant shall submit to the Council:

- a) a Piling Method Statement, detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works; and
- b) following the approval detailed in paragraph (a), a Piling Risk Assessment, demonstrating that the approved piling method does not increase the risk of near-surface pollutants migrating into deeper geological formations and aquifers.

The piling shall be undertaken strictly in accordance with the approved schemes that shall have been approved in writing in consultation with the relevant water or sewerage undertaker.

Reason: To safeguard the existing public sewer infrastructure, in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 22 Before development commences the applicant shall submit to the Council:

- a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas; and
- b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a

written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written verification report detailing the remediation shall be submitted to and approved in writing by the local planning authority prior to occupation.

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 CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 23 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 24 The development hereby permitted shall be carried out in accordance with the following approved plans: Existing: prefix 4998-00-001; 002; 003; 004; 005; 006; 007. Demolition: 011; 012; 013; 014; 015; 016. Proposed: prefix 4998-20-101A; 102A; 103A; 104A; 105A; 106A; 107A; 108 109; 119; 120A; 121A; 122A; 123; 130; 131; 132; 133; 901A. Landscape: prefix LN00332-100; 200; 201; 202.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 25 Prior to commencement of development details of each of the 9 affordable rented wheelchair accessible flats, to include scaled and annotated floors plans, shall be submitted to and approved in writing by the local planning authority. The approved flat layouts shall be implemented as part of the development and thereafter retained and maintained, unless such fit out is no longer required by the occupier of the unit or otherwise agreed in writing by the Council.

Reason: To ensure that the internal layout of the building accommodates wheelchair users in accordance with the requirements of policy CS6 of the London

Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

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 6941).
- 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. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

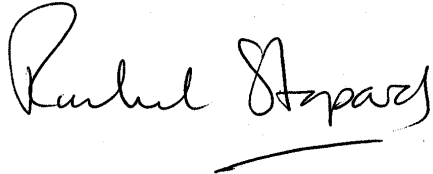
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 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 Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in a key principle of PPS9 (Biodiversity and Geological Conservation) by building up the data base of up-to-date ecological information and this will help in future decision making.
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 8 You are reminded that the provision of an 'Approval In Principle' (AIP) with the Council's Highways Management team is required. This would include structural details and calculations to demonstrate that the proposed development would not affect the stability of the public highways adjacent to the site. This would also include an explanation of any mitigation measures which might be required. Please contact Shane Greig on 020 7974 8980 for further advice.
- 9 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development. Also, where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890.
- 10 With regards to condition 25 the 6 x 2 bed wheelchair accessible flats in the affordable rented tenure shall comply with GLA standards (Wheelchair Accessible Housing: Designing homes that can be easily adapted for residents who are wheelchair users, Best Practice Guidance, 2007 [Mayor of London]), the 2 x 3 bed and 1 x 4 bed wheelchair accessible units will comply with a hybrid of Camden standards (CPG2, 2013) and GLA standards as set out in the approved plans.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment