

Tibbalds Planning and Urban Design
Ltd
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JBApplication Ref: **2012/6372/P**
Please ask for: **Ben Le Mare**
Telephone: 020 7974 **1278**

31 October 2013

Dear Sir/Madam

DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Granted**

Address:

Bourne Estate (south)
Portpool Lane
London
EC1N

Proposal:

Mixed use development comprising two new buildings to provide 75 units of new/replacement mixed tenure residential (class C3); 216sqm of new/replacement community facilities (class D1); an energy centre, substation, cycle parking and caretaker's facilities and associated landscape and public realm improvement works including the relocation and reprovision of an existing multi use games area and children's play space and the relocation and reorganisation of car parking within the site and on Portpool Lane, following demolition of Mawson House, an existing tenants hall, caretaker's facilities and a substation.

Drawing Nos: Site Location Plan (BE 001); BE100; 160; 161; 162; 180; 200; 219 - 224; 225A; 226; 239; 240A; 241A; 242B; 243 - 246; 260; 261; 262A; 263 - 268; 280A; 281A; 282; 290; 440-001; 440-002; 440-003; 440-004; 440-005; 440-011; 440-012; 7239E(60)005-1; 7239E(60)005-2.



SD2 Archaeological Statement (by CampbellReith, dated November 2012); SD3 Heritage Statement (by Tibbalds, dated November 2012); SD4 Air Quality Assessment (by SKM, dated 21 November 2012); SD5 Biodiveristy Survey and Report (by CampbellReith, dated November 2012); SD6 Energy and Sustainability Statement (by Tibbalds, tga consulting and Neeco consultants, dated November 2012); SD7 Flood Risk Assessment (by CampbellReith, dated November 2012); SD8 Land Quality Assessment (by CampbellReith, dated November 2012); SD9 Sunlight and Daylight (Right of Light Consulting, dated 20th November 2012); SD10 Ambient Noise Assessment (by CampbellReith, dated November 2012); SD11 Transport Assessment (by CampbellReith, dated November 2012); SD12 Tree Survey (Middlemarch Environmental Ltd, dated May 2012); SD13 Arboicultural Statetment (Middlemarch Environmental Ltd, dated November 2012); SD14 Outline Construction Management Plan (by CampbellReith, dated November 2012); SD15 Basement Impact Assessment (by CampbellReith, dated November 2012); SD16 Pre-application Consultation Statement (by Tibbalds, November 2012); SD17 MUGA Noise Impact Assessment (by ACCON UK Limited, 16 November 2012); SD1 Planning Design and Access Statement (by MathewLloyd Architects and Tibbalds dated Feburary 2013); Letter from Tibbalds dated 16th January 2013; Letter and landscape comparisons plan from Tibbalds dated 8th February 2013); Central Plant Air Quality Statement Revision 001 (by tga consulating, dated 07 February 213).

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 development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan (BE 001); BE100; 160; 161; 162; 180; 200; 219 - 224; 225A; 226; 239; 240A; 241A; 242B; 243 - 246; 260; 261; 262A; 263 - 268; 280A; 281A; 282; 290; 440-001; 440-002; 440-003; 440-004; 440-005; 440-011; 440-012; 7239E(60)005-1; 7239E(60)005-2.

SD2 Archaeological Statement (by CampbellReith, dated November 2012); SD3 Heritage Statement (by Tibbalds, dated November 2012); SD4 Air Quality Assessment (by SKM, dated 21 November 2012); SD5 Biodiveristy Survey and Report (by CampbellReith, dated November 2012); SD6 Energy and Sustainability Statement (by Tibbalds, tga consulting and Neeco consultants, dated November 2012); SD7 Flood Risk Assessment (by CampbellReith, dated November 2012); SD8 Land Quality Assessment (by CampbellReith, dated November 2012); SD9 Sunlight and Daylight (Right of Light Consulting, dated 20th November 2012); SD10 Ambient Noise Assessment (by CampbellReith, dated November 2012); SD11 Transport Assessment (by CampbellReith, dated November 2012); SD12

Tree Survey (Middlemarch Environmental Ltd, dated May 2012); SD13 Arboicultural Statetment (Middlemarch Environmental Ltd, dated November 2012; SD14 Outline Construction Management Plan (by CampbellReith, dated November 2012); SD15 Basement Impact Assessment (by CampbellReith, dated November 2012); SD16 Pre-application Consultation Statement (by Tibbalds, November 2012); SD17 MUGA Noise Impact Assessment (by ACCON UK Limited, 16 November 2012); SD1 Planning Design and Access Statement (by MathewLloyd Architects and Tibbalds dated Feburary 2013); Letter from Tibbalds dated 16th January 2013; Letter and landscape comparisons plan from Tibbalds dated 8th February 2013); Central Plant Air Quality Statement Revision 001 (by tga consulating, dated 07 February 213).

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

- 3 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.

- 4 A sample panel of the facing materials demonstrating the proposed colour, texture, jointing and fixing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel should be no less than 3mx2m. The approved panel shall be retained on site until the 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to commencement of development of any phase other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, details of proposed slab levels, in relation to the existing and proposed levels of the site and the surrounding land, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be carried out other than in strict accordance with the details thus approved.

Reason: In order to ensure that the height of the development is no greater than indicated on the approved drawings, so as to protect the amenity enjoyed by nearby residential premises, in accordance with the requirements of policy CS1 and 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.

- 6 No visible flues, vents or drainage pipes 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 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No occupation of the development shall take place until 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 a full schedule of plant species and location, and 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, biodiversity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 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 in accordance with the protection details set out in the approved Arboricultural Survey and Assessment.

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.

- 9 Prior to the commencement of Block 1, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, a noise impact assessment of the Combined Heat and Power plant to be installed within that block together with a report of any noise mitigation required shall be submitted to and approved by the local planning authority and thereafter no occupation of Block 1 shall be permitted until completed fully in accordance with the mitigation measures as recommended by such report as has been approved.

Reason: To safeguard the premises against the transmission of external noise 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.

- 10 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 relevant phase of the development or prior to the occupation for the permitted use of the relevant 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 high quality of visual amenity in the scheme in accordance with the requirements of policy 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

- 11 Before the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, detailed, detailed plans indicating the type and layout of secure and covered cycle storage facilities for 94 cycles for the residential component of the development shall be submitted to and approved by the local planning authority in writing. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of each respective part of the development, and permanently retained thereafter.

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.

- 12 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 (or any part of it) is 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 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.

- 13 Piling or any other foundation designs using penetrative methods shall not be permitted unless 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, has been submitted to and approved by the Local Planning Authority in writing in liaison with the relevant utility providers. The piling shall be undertaken in accordance with the approved method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 14 Prior to the occupation of any residential units within Block 2 four accessible car parking spaces as shown on the approved drawings shall be provided in connection with the block. Thereafter the use of these spaces shall at no time be used for car parking other than by registered disabled persons and no further car parking spaces shall be provided on the site other than as indicated on the approved drawings.

Reason: To ensure that the development does not contribute unacceptably to parking stress and congestion on the site and unacceptable increases in car use generally, and to ensure adequate provision for people with disabilities in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 15 In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

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.

- 16 Development, other than site clearance & preparation, relocation of services, utilities (other than Water) and public infrastructure and demolition, should not be commenced until an impact study of the existing water supply infrastructure has been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The study shall include an assessment of the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall thereafter not proceed otherwise than in accordance with the study as has been approved.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy.

- 17 At least 28 days before the development hereby permitted commences other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition:
- (a) a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to and approved by the local planning authority in writing. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must comply with the standards of the 'Environment Agency's Model Procedures for the Management of Contamination (CLR11)'.
 - (b) following the approval detailed in part (a) and before the development commences, a site investigation shall be undertaken in accordance with the approved scheme and the written results submitted to and approved by the local planning authority in writing. Laboratory results must be provided as numeric values in a formatted electronic spread sheet.
 - (c) a remediation scheme shall be submitted to and approved by the local planning authority in writing before the development commences. The remediation scheme as approved in part (c) shall be implemented before any part of the development hereby permitted is occupied.

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.

- 18 Full details in respect of the green roof on Block 2 including construction profile, materials, substrate depth, full schedule of plant species, density of planting and plan of materials submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include not less than 50% of the proposed living roof provision as a biodiverse extensive living roof to accord with the specific requirements for such, as stated in the approved Ecological Survey (Greengage August 2012). 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 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

- 19 The courtyard facing windows serving the living/kitchen rooms in units 2.18, 2.28, and 2.39 of Block 2 shall be obscurely glazed prior to occupation and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring properties in accordance with the requirements of 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.

- 20 1.8 metre high privacy screens, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on balconies serving units 1.1, 1.6 and 1.12 in Block 1 prior to occupation and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking into the adjoining Nigel Building in accordance with the requirements of 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.

- 21 If more than one year passes between the most recent bat survey and the commencement of demolition and/or tree works, an update bat survey must be undertaken immediately prior to demolition or tree works by a suitably qualified ecologist. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition and/or tree works.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 22 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 a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest.

Reason: All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).

- 23 Details of bird and bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The details shall include the exact location, specification and design. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure the development contributes towards creation of habitats and valuable areas for biodiversity in accordance with policy CS15 of the London Borough of Camden Local Development Framework Development Policies.

24 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all windows (including jambs, head and cill and railings), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

c) Section at 1:5 through proposed projecting balconies in including details of the method of structural support.

d) Elevation at 1.5 of proposed dormer windows to Block 1.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

25 A sample panel of the all facing brickwork demonstrating the proposed colour, texture, face-bond (including parapets) and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

26 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 policies DP24 and DP25 of the London Borough of Camden Local Development

Framework Development Policies.

- 27 The development hereby approved, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, shall not commence until a detailed design and method statement of all foundations, basement and ground floor structures to be retained has been approved in writing by the Local Planning Authority in consultation with Thames Water. These details shall demonstrate that the structures to be retained shall be supported throughout the construction period and that there would be no adverse impact on neighbouring buildings or sewers. The development shall be carried out in accordance with the approved details.

Reason: To protect the structural stability of the host building and neighbouring structures, including sewers managed by Thames Water, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 28 Development, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, shall not begin until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) Bourne Estate (South) Regeneration (and associated appendices) has been submitted to and approved in writing by the local planning authority.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include a restriction in run-off to 129 l/s and surface water storage on site as outlined in the FRA, and incorporate SUDS features including geo-cellular storage attenuation tanks, gullies and porous pavements.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with policies CS11, CS13 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 29 The MUGA hereby approved shall not be used outside of the following times 08:00 and 21:30 Monday to Sunday and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and 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.

- 30 The floodlights to the MUGA shall be switched off when the MUGA is not in use.

To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and 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.

31 *Affordable Housing

Affordable housing shall be provided in accordance with the conditions and approved documents as set out in this decision. All affordable housing units shall be constructed and fitted out as units which are suitable for occupation as affordable housing and shall only be occupied for the purposes of and retained in perpetuity for Intermediate Affordable Housing in line with the London Plan definition for such as set out in the London Plan and Social Rented Housing (at rents equivalent to 'social rent' as set out in Camden's CPG2 draft alterations November 2012) as the case may be; not disposing of any interest in the Affordable Housing Units (except by way of mortgage) other than to any other Registered Provider or any other body, organisation or company registered with the Charity Commissioners for England and Wales and approved by the Regulator or the Council.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

32 *Phasing Plan

Prior to commencement of any part of the development, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, the applicant and/or developer shall submit to the local planning authority a Phasing Plan which shall balance the delivery of the affordable and market housing with the phases of the development. The development shall henceforth not proceed other than in complete accordance with such Plan as will have been approved from time to time by the Local Planning Authority

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

33 *Car-free

Prior to first occupation of any of the residential units, the owner would ensure through agreement with each occupier of the residential units is informed of the Local Planning Authority's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay, shall not be able to buy a contract

permanently to park within any car park owned, controlled or licensed by the Local Planning Authority and shall they be entitled to be granted a Business Parking Permit.

Reason: In order to ensure that there is no additional parking pressure within the vicinity, in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

34 *Construction Management Plan

No part of the development (including demolition) of any phase hereby approved shall be commenced until a Construction Management Plan (including an Air Quality Assessment and dust monitoring) setting out measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) and dust monitoring throughout the demolition and construction period, has been submitted to and approved by the local planning authority in consultation with Transport for London. A summary of consultation with local residents shall also be included. The measures contained in the Construction Management Plan shall at all times remain implemented during the relevant construction phase.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

35 *Local Employment

Prior to the relevant parts of the works commencing the applicant and/or /developer shall have entered into an agreement with Kings Cross Construction and Skills Centre (KXCSC) to ensure that all job vacancies during the construction phases are registered with KXCSC at the same time as other recruitment efforts. The applicant and end-users will also be encouraged to use local employment brokerage as advised by the Council's Economic Development Team.

Reason: In order to define the permission and to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses.

36 *Apprenticeships

The applicant shall use all reasonable endeavours to ensure that at all times during the construction phase no less than five construction trade apprentices shall be employed at the development always ensuring each apprentice shall be: a resident of the London Borough of Camden or a Camden care leaver; recruited through the Kings Cross Construction Skills Centres and who lives in a Hostels Pathway

service and has been through a recognised construction skills training course; employed for a period of not less than 52 weeks; paid at a rate not less than the national minimum wage; supported through pay day release to undertake relevant training; and be provided with on the job training and supervised on site by an experienced operative in a trade related to their training needs.

Reason: In order to define the permission and to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses.

37 *Local Procurement

Prior to the relevant parts of the works commencing the applicant and/or /developer shall agree a programme during the construction phase to provide opportunities for local business to bid/tender for the provision of goods and services to the development in accordance with the Council's Local Procurement Code; to meet with the Council's Labour Market and Economy Service's Local Procurement Team at least one month in advance of tendering contracts to agree the specific steps that will be taken to give effect to the Local Procurement Code; to ensure that throughout the Construction Phase the development shall be carried out in accordance with the Local Procurement Code; and to use reasonable endeavours to provide opportunities for local businesses to bid/tender for the provision of facilities management services and other post construction supply of goods and services.

Reason: In order to define the permission and to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses.

38 *Education Contribution

No part of the development (including demolition) hereby approved shall be commenced until the Local Planning Authority has confirmed in writing that the measures necessary to address education needs within the borough have been submitted and approved by the Local Planning Authority.

Reason: To ensure that the education facilities in the area can cope with the additional residents in accordance with the requirements of policies CS10 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

39 *Public Open Space Contribution

No part of the development (including demolition) hereby approved shall be commenced until the Local Planning Authority has confirmed in writing that the measures necessary to secure improvements to open space provision within the borough have been submitted and approved by the Local Planning Authority.

Reason: To ensure that the open space facilities in the area can cope with the

additional residents in accordance with the requirements of policies CS15 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

40 *Community facilities contribution

Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure appropriate provision of community facilities within the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes satisfactory provision for community facilities in accordance with policies CS10 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

41 *Sustainability Plan

The development shall not be carried out other than in complete accordance with the submitted Sustainability Statement, prepared by EC Harris; and to achieve a minimum code level 4* for the residential units achieving a minimum of 48% of the un-weighted credits in the Energy section, 66% in the Water section and 58% in the Materials section.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13, CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 of the London Borough of Camden Local Development Framework Development Policies.

42 *Environmental Improvements Contribution

No part of the development (including demolition) hereby approved shall be commenced until the Local Planning Authority has confirmed in writing that the measures necessary to secure pedestrian, cycle and environmental improvements in the vicinity of the development have been submitted and approved by the Local Planning Authority.

Reason: To ensure that the pedestrian and cycle environment is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

43 *Energy Efficiency and Renewable Energy Plan

The development shall not be carried out other than in complete accordance with the submitted Energy/ Renewable Statement prepared by Sustain Ltd to achieve a

reduction in CO2 emissions across the site by at least 27.5% beyond the baseline. A meter shall at all times be installed to monitor the energy output of the technologies.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13, CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 of the London Borough of Camden Local Development Framework Development Policies.

44 *Stopping up contribution

Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure the necessary stopping up works for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment in accordance with the requirements of policies CS5, CS11, CS17, CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

45 *Highway works contribution

Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure the necessary highway works for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment in accordance with the requirements of policies CS5, CS11, CS17, CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

46 *Need for a legal agreement

No works shall be commenced on site until such time as any owners of the land with the legal locus to enter into a Section 106 Agreement have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked *.

Reason: In order to define the permission and to secure development in accordance with policy CS19 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

1 Reasons for granting planning permission:

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 (Distribution of growth), CS3 (Other highly accessible areas) CS5 (Impact of growth and development), CS6 (Quality homes), CS10 (Community facilities and services), CS11 (Sustainable and efficient travel), CS13 (Climate change), CS14 (Promoting high quality places and conserving our heritage), CS15 (parks open spaces and biodiversity), CS16 (Improving Camden's health and well-being), CS17 (Making Camden a safer place), CS18 (Waste and recycling) and CS19 (Delivering and monitoring the Core Strategy) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP1 (Mixed use development), DP2 (Making full use of Camden's capacity for housing), DP3 (Contributions to the supply of affordable housing), DP4 (Minimising the loss of affordable housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP15 (Community and leisure uses), DP16 (Transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards), DP19 (Managing the impact of parking), DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (High quality design), DP25 (Conserving Camden's heritage), DP26 (Impact of development on occupiers and neighbours), DP27 (Basements and lightwells), DP28 (Noise and vibration), DP29 (Improving Access), DP31 (Public open space) and DP32 (Air quality).

2 The proposed development would provide much needed new housing within the Borough. It would comprise just over 50% of affordable housing. The development would make more effective use of the site to provide new housing and community facilities. It would provide well designed buildings which relate perfectly to the historic building and layout of the estate and create a safe and accessible public realm that is readily legible and ensures an improved relationship between the estate, Portpool Lane, Baldwin Gardens, and Verulam Street.

The development has been designed to have full regard to the amenity of existing residents living in and around the estate and the future occupiers of the new buildings in terms of daylight/sunlight, privacy, outlook, noise disturbance and lightspill issues. The operation of St Albans Primary School would also not be compromised by the proposals. The development will provide £1million towards the provision of new public open spaces, play facilities and landscaping, which would greatly improve the health and well being, access and community safety within estate and the area generally.

The scheme would deliver significant environmental performance improvements through incorporation of a CHP, achieving of at least Level 4 of the Code for Sustainable Homes, a green roof and the potential for enhanced site wide biodiversity. In reaching its decision the Council has struck a reasonable balance between its policy of protecting small areas of open space and achieving much

needed improvements to the Bourne estate as part of the Council's CIP programme.

- 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 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.
- 4 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 5 In the absence of a Section 106 agreement securing the matters covered by conditions marked with * above, the Department of Planning and Public Protection requires an unequivocal written statement from the Assistant Director for Housing and Adult Social Care confirming that it will comply with the matters set out in conditions * (as provided in the form of the Council's standard s106 obligations on these matters) and that it will not dispose of any of its interest in the land (not including disposals to individual tenants and occupiers) without first ensuring that any new owner simultaneously executes a Section 106 agreement securing any relevant matters covered by conditions * which are outstanding or ongoing.
- 6 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. All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation should take place outside of the bird-nesting period (i.e. outside of March-August) unless supervised by a competent ecologist to ensure that relevant legislative requirements are met.
- 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 The applicant should note that the grant of this planning permission does not guarantee that highways works will be implemented as the works indicated on the plans will always be subject to further detailed design, consultation and approval as required by the Highway Authority in enactment of its statutory powers and relevant legislation.

- 9 There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.
- 10 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.
- 11 All site operatives must be made aware of the possible presence of protected species during site works. If any protected species are found works should stop immediately and Natural England informed.
- 12 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

- 13 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.

- 14 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 15 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 16 With regard to condition no. 3 you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 17 You are advised that the Transport Strategy Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. tel: 020-7974 5543 for further advice and information.