

Address:	Tybalds Estate New North Street London WC1N		1
Application Numbers:	2013/1014/P	Officer: Ben Le Mare	
Ward:	Holborn & Covent Garden		
Date Received:	18/02/2013		
Proposals: Mixed use development to provide 93 mixed tenure residential units (Class C3), alterations to existing dwellings and entrances, 249 sqm of new/replacement community facilities (Class D1) an energy centre, refuse, cycle and caretakers facilities and associated landscape and public realm improvement works. The provision of a new internal access road and the reorganisation of car parking within the site and the surrounding area.			

Drawing Numbers:

5357/4.1/ 001 (Site Location Plan); 12026-PL-00-DM-101; 12026-PL-00-DM-102; 12026-PL-00-GA-101;12026-PL-00-GA-102; 12026-PL-00-GA-103; 12026-PL-0A-GA-201;12026-PL-0A-GA-202; 12026-PL-0A-GA-203; 12026-PL-0A-GA-204;12026-PL-0A-GA-205; 12026-PL-0B-GA-201; 12026-PL-0B-GA-202;12026-PL-0B-GA-203; 12026-PL-0B-GA-204; 12026-PL-0B-GA-205; 12026-PL-02-GA-301; 12026-PL-02-GA-302; 12026-PL-02-GA-303; 12026-PL-02-GA-304; 12026-PL-03-GA-301;12026-PL-04-GA-301; 12026-PL-04-GA-302; 12026-PL-04-GA-303; 12026-PL-04-GA-304; 12026-PL-5A-GA-301; 12026-PL-5A-GA-302; 12026-PL-5A-GA-303; 12026-PL-5A-GA-304; 12026-PL-5B-GA-301; 12026-PL-5B-GA-302; 12026-PL-5B-GA-303; 12026-PL-5B-GA-304;

12026-PL-6A-GA-301; 12026-PL-6A-GA-302; 12026-PL-6A-GA-303; 12026-PL-6A-GA-304; 12026-PL-00-SE-001; 12026-PL-00-SE-002; 12026-PL-02-EL-201; 12026-PL-02-EL-202;12026-PL-02-EL-203; 12026-PL-02-EL-204; 12026-PL-02-EL-205; 12026-PL-03-EL-201; 12026-PL-04-EL-201; 12026-PL-04-EL-202; 12026-PL-5A-EL-201;12026-PL-5B-EL-201; 12026-PL-6A-EL-201;12026-PL-02-ELX-201; 12026-PL-02-ELX-202; 12026-PL-03-ELX-201;

12026-PL-04-ELX-201; 12026-PL-04-ELX-202; 12026-PL-5A-ELX-201; 2026-PL-5B-ELX-201; 12026-PL-6A-ELX-201;12026-PL-00-SK-001; 12026-PL-00-SK-002; 001; 002; 010; 011; 012; 013; 040; 041; 042; 043; 050; 051; 052; 053; Z1 020; Z1 030 P01;Z1 031 P01;Z1 032; Z1 033; Z1 034 A; Z1 035; Z1 036;Z1 037; Z1 050; Z1 051 A;Z1 052 P01;Z1 053; Z1 054 P01; Z1 055; Z1 070; Z1 080; Z2 031; Z2 032; Z2 033; Z2 034; Z2 050; Z2 051; Z2 052; Z2 053; Z2 054; Z2 070; Z2 071; Z2 080; 10907-T129-D2;0907-T130-D1

SD1 (volume 1): Planning, Design and Access Statement prepared by Tibbalds Planning and Urban Design, Avanti Architects, Duggan Morris Architects, Mae Architects and Camlins Landscape Architects; SD2: Archaeological Statement prepared by CgMS (February 2013); SD3: Heritage statement prepared by Tibbalds Planning and Urban Design (February 2013); SD4 Air Quality Assessment prepared by Campbell Reith (12/02/2013); SD5 Biodiversity Survey and Report prepared by Middlemarch Environmental (11/02/2013); SD6 Energy Statement prepared by TGA and Tibbalds Planning and Urban Design (February 2013); SD7 Sustainability Statement (including CfSH pre-assessment) prepared by TGA and Tibbalds Planning and Urban Design (February 2013); SD8 Flood Risk Assessment prepared by Campbell Reith (12/02/2013); SD9 Land Quality Statement prepared by Campbell Reith (11/02/2013); SD10 Sunlight and Daylight Assessment prepared by Rights of Light Surveyors (dated 18th February); SD11 Ambient Noise Assessment prepared by Campbell Reith (11/02/2013); SD12 Transport Assessment prepared by Campbell Reith (11/02/2013); SD13 Tree Survey prepared by Middlemarch Environmental Ltd (11/02/2013); SD14 Arboricultural Statement prepared by Middlemarch Environmental Ltd (11/02/2013); SD15 Outline Construction and Environmental Management Plan prepared by Campbell Reith (11/02/2013); SD16 Basement Impact Assessment prepared by Campbell Reith (January 2013); SD17 Pre-Application Consultation Statement prepared by Tibbalds Planning and London Borough of Camden (February 2013); Additional Landscaping Information by Camlins (dated 24th May 2013); Initial Bat Survey by Middlemarch Environmental Ltd (May 2013); Letter from Right of Light Consulting (29th May 2013).

**RECOMMENDATION SUMMARY:
Grant Councils Own Permission Under Regulation 3**

Applicant:	Agent:
Lisa O'Hagan London Borough of Camden 33-35 Jamestown Road London NW1 7DB	Tibbalds Planning & Urban Design Ltd 19 Maltings Place 169 Tower Bridge Road London SE1 3JB

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA)
Existing		<i>C3 Dwelling House (social rented)</i>	<i>sqm unknown (309 dwellings)</i>
		<i>D1 Non-Residential Institution</i>	<i>205sqm</i>
Proposed		<i>C3 Dwelling House (private)</i>	<i>1686sqm</i>
		<i>C3 Dwelling House (intermediate)</i>	<i>1086sqm</i>
		<i>C3 Dwelling House (social rented)</i>	<i>3532sqm</i>
		<i>D1 Non-Residential Institution</i>	<i>249sqm</i>
		TOTAL	6553sqm

Residential Use Details:						
	Residential Type	No. of Bedrooms per Unit				
		1	2	3	4	Total
Existing	<i>Social rented</i>	Unknown				309
Total						309
Proposed	<i>Private</i>	17	9	1	0	27
	<i>Intermediate</i>	18	2	0	0	20
	<i>Social rented</i>	21	4	16	5	46
Total		56	15	17	5	93
Application Site Total						402

Parking Details:			
Type of parking spaces	Existing	Proposed	Change in provision

Business permit parking	1	1	No Change
Disabled	0	5	5 additional spaces
Camden Residents Permit	23	23	No Change
Estate Permits	114	67	47 less spaces
Pay and Display	8	8	No Change
Emergency Vehicle	2	2	No Change
Cycle Parking	Unknown	218	-

OFFICERS' REPORT

Reason for Referral to Committee:

The proposal constitutes a 'major development' which involves the construction of more than 10 residential dwellings and more than 1000sqm of non-residential floorspace [Clause 3 (i)].

This application is the subject of a Planning Performance Agreement (PPA).

1. SITE AND SURROUNDINGS

- 1.1 The application site, Tybalds Estate, is located between Great Ormond Street and Theobalds Road in the Holborn / Russell Square area. The total area of the application site is 1.86 hectares. It is bound by Orde Hall Street and Harpur Street to the east, Old Gloucester Street to the west, Great Ormond Street to the north and Theobalds Road to the south.
- 1.2 The estate sits within several linked urban blocks that also include housing, offices and small scale retail and business uses. The landscaping consists of some small disjointed green spaces and large areas of concrete and tarmac, with a proportion of this being allocated to parking (there are 114 Estate Parking Permit Spaces, 47 spaces are void and 67 are let). There is around 5,000sqm of open space which includes community courtyards, children's playgrounds and areas of community space including some grassed areas. Levels across the site are reasonably flat with some raised and sunken areas between or around buildings or in courtyards.
- 1.3 The area includes 9 separate residential blocks containing 360 homes (21% are leasehold), 309 of which are in the application site for this application. The tallest of the blocks are Babington Court and Chancellor's Court, both 14 storeys in height. The longer blocks are Blemundsbury, Devonshire Court and Windmill; these are 60m – 70m in length (between 5 and 10 storeys in height).
- 1.4 Parts of the site are in the Bloomsbury Conservation Area, but not identified as being within an archaeological priority area. None of the buildings within the Estate are listed as being of special architectural and historic interest. However, along the northern boundary is a Grade II listed terrace (Nos. 41 – 61 Great Ormond Street). Nos. 9 – 15 Dombey Street, to the south east corner of the site, and the Italian Hospital to the west are also Grade II listed buildings.
- 1.5 The PTAL rating of the area is 6b (excellent), located within 500m from Holborn and Russell Square underground stations, and served by several bus routes and the cycle hire scheme. In terms of pedestrian movements, the principal routes are between Boswell Street through the estate to Orde Hall Street via the footpath to the south of Blemundsbury and Dombey Street, and from Barton Close through to New North Street and Theobalds Road.

2. THE PROPOSALS

Background

- 2.1 This estate regeneration scheme comes forward as part of an ongoing series of such projects to be delivered within the Council's Capital Investment Programme (CIP). It originally started life as part of the *"Investing in Camden's Homes"* 2007 strategy, which set out the Council's plans to secure investment capital to deliver the Government's targets for decent homes. This strategy now forms part of the wider Community Investment Programme which was launched in December 2010 and seeks to make best use of the Council's land and property to support investment and improvements to places and facilities across the borough.
- 2.2 In 2011 the Council identified the Tybalds Estate as an area that could benefit from regeneration as part of the Council's Community Investment Programme. The CIP is a long-term investment programme bringing together a range of work focussed on ensuring best use of the Council's assets to improve, shape and transform key places and services within Camden.
- 2.3 Like many post war developments, the Tybalds Estate had its historical street pattern replaced with large slab blocks and other smaller concrete framed buildings set in open space. These buildings provide little activity at street level, fail to enclose or define the surrounding space, or create a strong sense of ownership. The existing landscaping is sparse in that it consists of some play spaces, a rose garden, small disjointed green spaces and large areas of concrete and tarmac, mixed in with allocated parking bays which are under used.
- 2.4 The lack of definition of the open spaces has led to particular areas being used for anti-social behaviour as reported by many residents throughout the consultation. The use of the hard surfaced spaces is confused with bin storage, unused pram sheds and varying ground levels, which create isolated areas. By bringing Tybalds into the CIP, it provides the opportunity to vastly improve the environment for existing residents. These objectives can be summarised as:
- To design a distinctive, secure and attractive Tybalds estate.
 - To create a mixture of new affordable and private homes without the need for demolition.
 - To provide opportunities for existing overcrowded and under occupied, local households to move to more suitable new homes within their community.
- 2.5 This application is closely linked to another CIP project at Parker House, 25 Parker Street which received a resolution to be granted planning permission on 28th February 2013 (refs: 2012/6132/P & 2012/6143/C) to provide 43 residential units (40 x private and 3 x affordable) within a six storey plus basement building. The Committee resolution was conditional upon the Tybalds Estate redevelopment proposals providing for the affordable housing floorspace from the Parker House development, equating to 2,913sqm with over 60% of this to be social rented. This matter is discussed in more detail below.

The Development Proposals

- 2.6 The main focus of the development is to deliver 93 new/replacement mixed tenure residential units (Class C3) through new buildings, and side, rooftop and underbuild extensions to existing blocks; 249 sqm 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 reorganised vehicular access, with the creation of a new street and shared surface areas.
- 2.7 The development would also provide improved entrance arrangements, bin storage and other storage for existing blocks on the estate. These works would include a new stair and lift access to Devonshire Court, new entrances for Chancellors and Babington Courts and improved entrance arrangements for all other blocks. In addition, the Tenants and Residents Association (TRA) Hall at Falcon would be extended and upgraded. Blemundsby TRA Hall would have its access arrangements and courtyard area improved.
- 2.8 Given the complex nature of the site and the proposed scheme it is considered necessary to provide a summary of the main features of the proposal in the various areas of the site. These 6 areas are identified in the site plan below:



Area 1: Main Square and Mews

- 9 new two and three storey homes (2 x 2b3p flats; 4 x 2b4p houses; 1 x 2b4p flat; 2 x 3b5p houses – both wheelchair accessible);

- Improvements to the access arrangements into Chancellors and Babington Court;
- Public realm and landscaping improvements including a new urban square, new tree planting and rearranged parking and access arrangements.

Area 2: Blemundsbury

- 16 new homes in a two and three storey block to the north of Blemundsbury and near to Orde Hall Street (1 x studio; 4 x 1b2p flats; 1 x 2b3p flat; 5 x 3b5p house – inc. 1 wheelchair unit; 5 x 4b6p houses – inc. 1 wheelchair unit);
- 17 new homes in the washroom extensions, overbuilds (rooftop) and as underbuilds (lower ground) to the existing Blemundsbury building (11 x 1b2p flats; 3 x 2b4p flats – all wheelchair; 3 x 3b5p flats);
- Improvements and reorganisation of the community space;
- New entrances including secure bin storage and courtyard space;
- CHP plant at basement level of the new block;
- Overcladding of the ends of Blemundsbury and the staircase towers.

Area 3: Devonshire Court

- 7 new homes in a new four storey block to the rear of Devonshire Court (4 x 1p2b flats; 1 x 2b3p flat; 2 x 2b4p house – both wheelchair accessible);
- 2 new homes at roof level above Devonshire Court (2 x 3b4p flats);
- New staircase with lift access shared between the existing new block;
- A semi-private landscaped courtyard including cycle parking and bin storage;
- Improved appearance of the retail units in the ground floor of Devonshire Court.

Area 4: Windmill

- 6 new homes as an extension of the existing unused washrooms at the eastern end of the block (6 x 1b2p flats);
- Improved entrance arrangements at the western end, including bin storage and cycle facilities;
- Replacement storage for residents on the estate as whole in the currently unused basement of the block.

Area 5: Richbell and Springwater

- 13 new homes in a new seven-storey extension to the south of Richbell (12 x 1b2p flats; 1 x 2b4p flat);
- 6 new homes at rooftop and lower ground level in Richbell (4 x 1b2p flats; 2 x 3b5p flats);
- 8 new homes as a side extension or rooftop development at Springwater (7 x 1b2p flats; 1 x 3b5p flat);
- Improvements to the existing courtyard area including new planting and paving;
- Replacement caretaker facilities below Springwater.

Area 6: Falcon

- 9 new homes in a full-height side extension plus rooftop extension to the block (7 x 1b2p flats; 2 x 3b5p flats);
- Courtyard and landscaping improvements;
- Improved and upgraded community space.

Transport / Vehicle parking

2.9 There are various changes to the vehicular access, car parking, pedestrian access and highways works within the site boundary. As with the other provisions made by the development the proposals were subject to ongoing public consultation and the main features are summarised as follows:

- New vehicular routes into and out of Tybalds Square would be formed on Orde Hall Street, whilst the two existing car park access points on this street would be closed;
- Tybalds Square would comprise a shared surface, where pedestrians and vehicles can mix freely and safely;
- The existing route into the estate from New North Street would be retained for servicing and refuse collection;
- Ormond Close and Barbon Close would be closed to vehicular traffic, except for emergency access. This would be achieved through the use of a Traffic Management Order and drop bollards;
- A reduction in the amount of on-street resident parking – from 114 spaces to 47;
- The provision for 218 cycle parking spaces across the development in various locations, both within courtyards, new dwellings and in the basement of existing residential blocks.

Phasing of the development

2.10 The development currently has a phasing plan, with works intended to commence in autumn 2013 and be fully completed in 2018. However, following discussions with local residents, this plan is subject to change as the applicant is looking into methods to reduce the construction timeframes and resulting disturbance. The current phasing of the development is as follows:

Phase 1: The Blemundsby area of the site (Area 2) (anticipated to last approx. 15 months, commencing in autumn 2013 and being completed in Jan/Feb 2015). This would include; the installation of the combined heat and power system (CHP) which would serve the whole estate (new and existing); a new electricity sub-station; refurbished TRA Hall (which would temporarily result in the Hall being unavailable); new residential accommodation in the new blocks and under the existing block which would be delivered alongside the new courtyard.

Phase 2: The main square, mews and Devonshire Court (anticipated to last approx. 12 months, commencing in Jan/Feb 2015 and completed Feb 2016). The phase would include: decommissioning of existing sub-station; construction of new accommodation; public realm improvements to the main square and the new landscaped area in Devonshire Court.

Phase 3: Falcon and Richbell (anticipated to last approx. 18 months from Feb 2016 and completed July 2017). This phase includes: delivery of the proposals around Falcon and Richbell; Springwater building will still be accessible and the courtyard will be available for use by residents; TRA Hall at Falcon upgraded, but there would be a period of time when it is out of operation.

Phase 4: Springwater and Windmill (anticipated to last approx. 12 months,

commencing in Aug 2017 and complete in July 2018). This is the final stage of construction and includes: delivery of all the units at Springwater and Windmill; decommissioning of the heat plant at Springwater; all of the new and existing accommodation would be linked to the CHP; improvements to the courtyard at Richbell and Springwater; landscape works at Windmill; final 'making good' work to the landscape and public realm.

Condition/shadow Section 106 Agreement

- 2.11 The Recommendation is based on certain planning requirements ("Heads of Term") being secured in the event of approval. These Heads of Terms would usually be incorporated in a Section 106 Agreement. However in this case the applicant is the Council and as a matter of law the Council cannot enter into a Section 106 Agreement with itself.
- 2.12 Nevertheless it is still imperative that this application is dealt with in a way that is consistent with the way the Council would deal with non-Council applications. Therefore the Heads of Term will be embodied in a "Shadow Section 106 Agreement". This will be in the same form as a "standard" Section 106 agreement, incorporating the "usual" legal clauses and negotiated by separate lawyers within the Borough Solicitors Department representing the interests of the Council as landowner/ applicant and the Council as regulatory planning authority.
- 2.13 The Shadow Section 106 will inter alia include a provision requiring (i) that in the event of any disposal of the relevant land the Shadow Section 106 Terms will be included in the terms of the sale transfer and (ii) the purchaser will be formally required to enter into the Shadow Section 106 as owner of the land at the point of acquisition (and hence its terms will thereafter bind the site).
- 2.14 As an additional safeguard some or all of the Heads of Term of the Shadow Section 106 will be duplicated as conditions on the planning permission.
- 2.15 Once the Shadow Section 106 Agreement has been finalised the Director (or relevant Assistant Director) of the applicant department (in this case Housing and Adult Social Care) will sign a letter formally undertaking on behalf of the department that its provisions will be complied with in the build out of the development and its subsequent operation.
- 2.16 The Shadow Section 106 Agreement and the Director/ Assistant Director's Undertaking of Compliance will be noted on the Planning Register (so the agreement is put on the record in the same way as a "standard" Section 106 Agreement) and compliance with the Shadow Section 106 will be tracked and monitored by the Planning Obligations Monitoring Officers in Development Management in the same way as a "standard" Section 106.

Revisions

- 2.17 The following revisions and additional supporting information was received during the course of the application:

- 10 intermediate units have been designated as social rented units;
- Swept path analysis for vehicle movements;
- A Bat Survey was submitted;
- The provision of brown roofs on the overbuilds;
- Improved planting to mitigate for loss of trees alongside Springfield;
- More supporting information on the existing and proposed trees;
- Reduction in the size of the terrace on the roof of new build Devonshire Block;
- A higher proportion of the 3 / 4 bed social rented units have separate kitchens;
- Updates to the daylight/sunlight report.

3. RELEVANT HISTORY

- 3.1 Over time there have been a number of applications for changes of use, extensions, works to listed buildings, new buildings etc within the identified boundary of the site, however none of these are of significance to the current proposals.
- 3.2 Prior to the submission of this application the applicant requested for Environmental Impact Assessment (EIA) Screening Opinion for works involving the proposed demolition and redevelopment of Tybalds Estate (ref: 2012/5368/P). It was decided in September 2012 that an EIA was not required for the proposed works.
- 3.3 As identified above, closely associated with this development is the application at Parker House, 25 Parker Street which was for the redevelopment of the site to provide 43 residential units (40 x private and 3 x affordable) within a six storey plus basement building and retention of the existing façade to Parker Street, following demolition of the existing hostel accommodation and former Aldwych Workshops on Parker Mews and associated storage, cycle parking, refuse and landscape works (Class C3) (refs: 2012/6132/P & 2012/6143/C). A resolution to grant full planning permission was taken by the Development Control Committee on 28th February 2013.

4. CONSULTATIONS

Statutory Consultees

- 4.1 Thames Water: No objection but request various informatives in regard to good practice in managing surface and waste water drainage discharges and ensure adequate steps to ensure appropriate measures for connections to the sewerage network are taken. Conditions should be imposed to require a water supply impact study and piling method statement.
- 4.2 English Heritage: No objection. There isn't any archaeological interest within the site.
- 4.3 Environment Agency: No objection to the proposals subject to a condition requiring for a detailed water drainage scheme to be submitted to and approved by the LPA.

4.4 Transport for London: No objection as the proposals are not considered to have an unacceptable impact on the Strategic Road Network (SPRN), but have the following comments:

- *TfL welcomes that the proposal does not include provision of additional general car parking for the new flats; TfL also welcomes that new residents will be prevented from obtaining local parking permits. It is however recommended that electric vehicle charging points may be provided if possible further to reconfiguration of parking.*
- *Cycle parking should be secured and covered, and can be accessed safely and conveniently by cyclists.*
- *While TfL does not anticipate the proposed development of 93 flats would result in a significant traffic impact to the SRN of Theobalds Road; It does however question the robustness of the trip generation and modal split assessment provided in the transport assessment (TA). The selection of Travel sites appears to be comparable to the development in question, however modal split should be based on the latest 2011 Travel data. Therefore the modal split assessment should be revised accordingly.*
- *A Delivery & Servicing Plan shall be submitted for the local authority's approval prior to the occupation of the site.*
- *The finalised Construction Method Statement / Construction Logistics Plan shall be submitted for local authority's approval prior to construction commences on site. The traffic management measures proposed in the outline statement submitted are welcomed by TfL.*
- *A Residential Travel Plan shall be produced in accordance with TfL's guidance for Travel Planning; the plan shall be approved by the local authority prior to occupation of the site. It is also recommended that car club bays may be provided to compliment with zero additional parking already proposed.*

Local Groups and Representatives

4.5 Councillor Olad – support: This scheme will provide important social housing for tenants in our 28,000 plus housing waiting list and in particular allow residents in Holborn & Covent Garden ward to access larger family sized homes through our Tybalds / Holborn local lettings policy.

4.6 Tybalds Close Tenants and Residents Association – objection

- health and well-being of residents during building works would suffer;
- increased pressure on local services within the area;
- impact on light/outlook on the existing residents;
- the proposed density is not appropriate for the Estate;
- impact on property values;
- no infrastructure improvements;
- lack of public open space;
- insufficient amount of wheelchair-accessible housing; and
- safety issues regarding the proposed CHP.

4.7 Rugby & Harpur Residents Association – objection

- Excessive overcrowding as a result of the proposed development would reduce open space and increase crime;
- Loss of light to the Orde Hall Street houses to the north and south of the children's play area;
- Insufficient infrastructure in the area to cope with the additional number of units and associated residents;
- An increase in traffic within the Estate;
- New ring road would encourage joy-riding around the estate.

4.8 Bevan House Management Company – objection

- In regard to the submitted sunlight and daylight study: 7 out of the 8 windows in Bevan House recalculated to take account of overhangs would still fail to meet the required BRE standard. The two windows in Bevan House for which sunlight hours were recalculated without overhangs would similarly fail to meet the BRE requirements.
- Not all of the relevant windows in Bevan House have been taken into account in the assessment.
- The development would determinately impact on the light levels in the garden of Bevan House.
- the Ambient Noise Assessment has not been made available for the public to view on the internet (*Officer's comment: this report was subsequently uploaded shortly after this was brought to officer's attention – April 2013*).
- The consultation phase of this application appears to have progressed with little or no attention paid to the concern of local residents.

Adjoining Occupiers

<i>Number of letters sent</i>	935
<i>Total number of responses received</i>	91
<i>Number in support</i>	1
<i>Number of objections</i>	90
<i>Number of petitions</i>	1

Public consultation

- 4.9 Before the representations received are discussed, it is important to note that extensive rounds of public consultation were carried out by the Council and the applicants. This included a well attended (35 people) Development Management Forum chaired by Camden officers on the evening of 15 January 2013 at the Lion Court Conference Centre, Proctor Street, WC1. Prior to the DM Forum a community wide consultation exercise commenced on 17th July 2012 and then followed a series of public consultation events and regular meetings with the Tybalds Estate TRA and residents groups of the surrounding area. Officers consider this to be an extensive consultation with the local community at pre-application and application stage. Further information on the consultation process is provided in the Pre-Application Consultation Statement accompanying the submission.

- 4.10 Neighbour notification letters were sent out on 27/02/2013, 28/02/2013 and 13/03/2013. Site notices were displayed around the application site from 01/03/2013 and a press notice was published in the Ham & High on 07/03/2013.

Summary of responses

- 4.11 A total of 91 letters of objection have been received from the owners/occupiers of: Flats 10, 31, 51 and 54 Babington Court; Flats A, E, 9, 14, 19 and 26 Bevan House; Flats 18, 21, 22, 25, 27, 28, 30, 33, 35, 38, 42, 44, 45 and 144 Blemundsbury; Flats 5, 6, 8 and 11, 2-6 Boswell Court; Flats 7, 14, 30, 32, 34, 44 and 48 Boswell House; Flat 7 Bristol House, Southampton Row; 12, 16, 21, 24, 39, 45 and 49 Chancellors Court; Flats 3 and 19 Devonshire Court; 26 Dombey Street; Flats 3, 16, 18, 19, 28, 35 and 40 Falcon; 49 Great Ormond Street; Flats 2, 39 Lamb's Conduit Street; Flat C, 14 New North Street; 20a, 26c Orde Hall Street; Flats 1, 4, 6, 7, 8, 11, 15, 16, 19, 21, 25, 28 and 77 Richbell House; Flats 8 and 11 Springwater; 3 The Old Orchard; Flats 10, 13, 17, 20, 21, 32, 34 and 39 Windmill House. Three other objection letters were received without addresses. The concerns which they have raised are summarised below:

Housing

- Only 26 of the 93 proposed new units are to be social housing, the remainder being private or joint owned;
- The mews houses would be 'cowering' under the two large tower blocks and are unlikely to appeal to buyers;
- The development fails to provide a sufficient wheelchair housing units;
- Penthouse flats Richbell would only be accessible by stairs which would leave a legacy denying anyone with accessibility needs from using these properties. This is terrible and is a massive step backwards in developing as we have an ageing population and more people with access needs who would never be able to use these properties. The penthouse flats would displace families, moving them away the area and local schools.

Density

- The increased density would increase social deprivation and antisocial behaviour in the estate;
- Why is Tybalds being targeted for the delivery of new homes when the site is already densely populated?;
- Insufficient local facilities to cope with the 93 new units – potentially 300 plus adults and children (an increase in approx 30% of the population of the area) (para. ;

Amenity

Outlook / Overbearing Impact

- Loss of skyline as a result of new blocks being built;
- The northern horizontal extension to Falcon would block views west through to Old Gloucester Street, obscuring a section of sky and denying flats light.
- The planned block at Devonshire Court would be too tall and have an overbearing impact on 2 – 6 Boswell Court.

Daylight / sunlight

- The submitted report indicates that the roof extension to Falcon House would diminish both the already limited Vertical Sky Component and daylight hours available to the west facing living rooms of those flats at the south end of Bevan House;
- Flats A & E, Bevan House and the other basement flats within the building have been overlooked by the submitted report;
- The report indicates that the Bevan House garden would be seriously impacted by the proposals;
- Loss of daylight to the residents of 2-6 Boswell Court (namely Flats 1, 2, 5, 8 and 11): 6 windows would suffer a reduction in daylight significantly below the standard BRE VSC target;
- The new block at Devonshire Court would represent an infringement of the historic right to light enjoyed by 2 – 6 Boswell Court;
- Flats 9, 14 and 19 Bevan House would experience a loss of daylight/sunlight as result of the proposals;
- The daylight / sunlight report should be revised to make an assessment on the houses along Great Ormond Street in respect of the proposed 10th Floor extension to Blemundsby House;
- Springwater extension would overshadow and block afternoon sunlight which lights up the balconies and south garden of Windmill;
- The new Blemundsby block would overshadow the basement, ground and first floors of the existing block.

Noise and disturbance

- Developing the estate for new housing would result in a significant amount of noise and disturbance for years to come
- The bedroom of the wheelchair apartment in Blemundsby will be back-to-back with the TRA hall, which is likely to lead to complaints when social functions are held.
- The provision of a Combined Heat and Power plant within the Blemundsby block is particularly alarming as there is potential for fumes from the generators and boilers to vent straight into resident's open windows, a few meters away. Could the plant not be relocated to where the existing substation is on Orde Hall Street, at the north side of the estate?

Privacy

- The windows of 2 – 6 Boswell Court would be overlooked by windows on the proposed new block through being sited 9m away.
- There would be a loss of privacy for the occupiers of the existing and proposed blocks at Blemundsby.
- Richbell tenants are overlooked on both sides, having the addition of the 93 units would make Richbell even more overlooked, blocking out precious light and making it an unpleasant and stressful place to live.

Design

- Richbell is in desperate need of an update e.g. paint and signage etc there are no plans for this to happen, which will just create the worst environment for us to live

in, as there will be a obvious divide with the new private builds and the “Council” block.

- The extra storey on Falcon will make the already dark, narrow street even darker and possibly oppressive for the Grade II listed building.

Construction works

- Building the development proposals would have a harmful impact on local traffic through roads being closed up. It would also restrict the movement of emergency vehicles.

- The houses along Dombey Street and Orde Hall Street and have vaults with run under the road which may be affected by any increase in heavy traffic caused by this major project.

- The building works is scheduled for a minimum of 5 years which would endanger the health and safety of residents from too long a period. This is due to access routes and close proximity.

- Families would need to move away from their homes during the building works.

Landscaping / Trees / Public Open Space

- Who are the new landscaping and improvement works for? It would seem that they would be used more by persons from off the estate rather than those living there.

- The tree survey does not show the correct arrangement of existing trees at the rear of Great Ormond Street.

- The development would increase rat runs between blocks which could potentially increase crime levels.

- There should be a park on the area of open space between the blocks.

- The proposal would result in a significant loss of open space (approx. 12%). The plans misleadingly label some of the existing open space as “unusable”, and thus claim that there would be an increase in “useable” open space after development. The reality is that building an additional 93 homes would decrease the open space on the estate.

- The plans entail the felling of a number of old and established trees (60+ years) by Blemundsbury and Springwater, which is to the detriment of the environment. The proposed replacement trees would take many years to re-establish themselves.

- The plan for these private homes should not be built on the existing children's playground. It's truly unethical considering they have a lack of safe places to play in the area. The people who buy these houses would face resentment and would cause major problems within the community. The plan includes cutting down precious trees which help the environment plus provide needed privacy for the existing tenants, replacing them by planting them in front of Richbell is not appropriate. This would block out more light, encourage more pigeons and insects to come into our properties. The Springwater new designs remove trees already planted which offer privacy and allow much needed light into our properties.

Access and Parking

- The aspirations of the application to provide a north-south pedestrian route are admirable but need to be achievable and maintainable.

- The marking and inclusion on the parking plan of existing parking bays on Orde Hall Street, outside the application site, seems unnecessary and confusingly inflates the figures.
- The cycle storage and waste facilities which are being provided within the boundary of Devonshire Court fail to address the area's needs, both in Boswell Street and Boswell Court.
- Loss of resident parking spaces.
- Concerns that there would no longer be an access into the rear of the Flats within Boswell Court.
- Traffic would be drawn to the estate by relocating Camden resident parking (non-estate) onto the proposed new loop road, Tybalds Close.
- Additional cycle parking needs to be provided to compensate for the loss of the sheds.
- The plans entail a significant loss of car-parking space on the estate.
- The plans propose to move 23 resident parking spaces onto the new Tybalds Close loop road. This would increase traffic on the estate road as drivers would turn onto the estate in search of car-parking without an allocated bay, creating a potential hazard for residents.
- The entrance to Richbell which will have a block of flats built over it, currently has a car park which allows people with accessibility needs and children to enter cars or be dropped off without disrupting traffic. The new entrance will hold up traffic on the very narrow road and may potentially be dangerous with people having to exit cars in the street.

Community safety

- The CCTV proposed for the estate is inadequate as it only covers northern side - Blemundsburry and the tower blocks. The other blocks also require CCTV, particularly with the proposed increase in population density;
- Inadequate lighting is proposed which would compromise safety.
- The proposed plan to build over the entrance to Richbell will take away the open and safe entrance and enclose it, which will encourage anti social behaviour especially with the current drug dealers and users in the area, this will give them shelter and make the area even worse for those that want a safe place to live.

Waste / Recycling

- The recycling and waste issues are not properly addressed by the development proposals.

Community facilities

- The development would increase the demand for school places in the area, particularly as 3 & 4 bedroom units are proposed.
There is no secondary school in this part of the borough (south of the Euston road). Children already have to make long bus/tube/car journeys to a number of different schools elsewhere in the borough. Adding more children to the estate would make finding secondary school places even harder and the children would be forced to travel even further to go to school.
- There is insufficient health care in the area to cater for the increase in the number of people.

-The plans propose to reduce the size of the Tenants and Residents hall in Blemundsbury by around 25%. Although the hall size in Falcon is being increased to compensate, in practice the TRA use Blemundsbury hall for social functions such as parties, weddings and funerals, and Falcon hall for quieter activities such as Quran workshops and teaching English. Reducing the hall size of Blemundsbury restricts the types of functions which can be held there.

General comments

- The proposals are ill defined and have no regard for people living on the estate. The money would therefore be better spent upgrading current facilities and utilising large vacant buildings to convert into housing.
- A number of units (sheds) currently exist and they merely disappear, without comment from the proposed plans. An equivalent facility should be incorporated into the proposals.
- A Section 106 schedule has not been published for this application. Should the application be successful, what tangible benefits would be returned to the estate and its residents to help mitigate the disruption to residents? Funding for the provision of an on-site youth club or homework club for example might go a little way to mitigate against the increased population density.
- Selling a proportion of units to pay for the scheme: In theory this sounds like a good idea, however looking at what needs to be done and the amount of improvements and accommodation that is needed I don't think it would work. How much would the project cost? How much profit would you make in the current economic situation? Would the private tenants take away from the "community"? How long would it take to recover the costs and when would the important repairs take place?
- The ambient noise assessment (document SD11) has not been loaded on to the Council's website (*Officer's comment: this report was subsequently uploaded*)

Non-planning considerations

- Impact upon property values within the estate;
- Loss of earnings as result of the proposals;

4.12 One letter of support has been received for the proposed development.

Summary of the petition

4.13 A petition objecting to the proposals with 13 signatures was submitted by the residents living along Orde Hall Street. This raises the following concerns:

- object to any overbuild on Blemundsbury.
- propose that Chancellors and Babington be replaced by homes distributed along the proposed loop road.
- that a new block be built adjacent to Blemundsbury only in conjunction with the redevelopment of Chancellors and Babington.
- the new loop road must incorporate a textured surface to dissuade anti-social driving.
- that any new build should reference the architectural style of the buildings demolished prior to 1960 and to those that still exist and are part of the

- surrounding conservation area.
- the concrete end panels to Blemundsbury are unsightly and should be left as brick.

5. POLICY CONTEXT

5.1 Set out below are policy documents (including listed of relevant Council policies) that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plans taken as a whole together with other material considerations

5.2 ***National and City-Wide Policy***

National Planning Policy Framework 2012

London Plan 2011

London Borough of Camden Local Development Framework 2010

Core Strategy

CS1 (Distribution of growth)

CS3 (Other highly accessible areas)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS7 (Promoting Camden's centres and shops)

CS9 (Achieving a successful Central London)

CS10 (Supporting community facilities and services)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

CS16 (Improving Camden's health and well-being)

CS17 (Making Camden a safer place)

CS18 (Dealing with our waste and encouraging recycling)

CS19 (Delivering and monitoring the Core Strategy)

Development Policies

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 homes)

DP5 (Homes of different sizes)

DP6 (Lifetime homes and wheelchair housing)

DP15 (Community and leisure uses)

DP16 (The transport implications of development)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and limiting the availability of car parking)

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 (Securing high quality design)
- DP25 (Conserving Camden's heritage)
- DP26 (Managing the impact of development on occupiers and neighbours)
- DP27 (Basements and lightwells)
- DP28 (Noise and Vibration)
- DP29 (Improving access)
- DP31 (Provisions of, and improvement to, open space and outdoor sport and recreation facilities)
- DP32 (Air quality and Camden's Clear Zone)

Supplementary Planning Policies

Camden Planning Guidance (CPG) 2011:

- CPG 1 (Design)
- CPG 2 (Housing)
- CPG 3 (Sustainability)
- CPG 4 (Basements and lightwells)
- CPG 6 (Amenity)
- CPG 7 (Transport)
- CPG 8 (Planning obligations)

- Hatton Garden Conservation Area Appraisal & Management Strategy (2000)
- St Giles to Holborn Place Plan (2013)
- Camden Steetscape Manual (2005)

Other material considerations

- 5.3 Other strategies include; Air Quality Action Plan, Camden's Children and Young Peoples Plan, Community Investment Programme (CIP) and the Local Implementation Plan (LIP), which sets out Camden's transport objectives, schemes and programmes.

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are summarised as follows:
- Land use policy issues including the need for estate regeneration;
 - Housing; including housing density, affordable housing, mix of units, quality of accommodation, refuse, occupier amenity;
 - Urban Design and heritage assets;
 - Neighbourhood amenity in terms of the impacts of the proposed development on its surroundings, effects on daylight, sunlight and overlooking;
 - Public open spaces, play space and landscaping;
 - Biodiversity, trees, flooding;
 - Community safety;
 - Community facilities, education and employment.
 - Transport and servicing;

- Sustainability and energy issues;
- Basement impact;
- Contaminated land and air quality;
- CIL

Land Use Principles

- 6.2 Camden's Core Strategy sets the agenda for growth within the Borough for the plan period 2010-2025. The overall approach to growth and development as laid down by policy CS1 is to focus growth in the most suitable locations, and to make the best use of Camden's limited land generally. The Council's Community Investment Programme (CIP) links directly into this by thinking strategically about future investment decisions to make the best use of the Council's sites and property assets as part of a wider place shaping approach. The aims of Camden's CIP are to:
- *manage Council resources most effectively in response to reductions in Capital funding from central government;*
 - *make and generate investment in better quality, fit-for-purpose facilities;*
 - *release receipts for investment in the capital programme, including improving the quality of Council homes and providing much needed affordable homes;*
 - *deliver a range of improvements to housing estates, schools, open spaces and community facilities in consultation with building occupiers.*
 - *investigate whether properties can be used in other ways in order to meet the needs and aspirations of local communities.*
- 6.3 Although the Tybalds Estate is located just outside of the 'Holborn Growth Area' (identified by policy CS2 as an area which is expected to contribute to the provision in the range of 4,700 new homes in the period to 2024/25), it is within Central London and recognised by policy CS3 (Other highly accessible areas) as being within an 'other highly accessible area'. Policy CS3 considers Holborn to be suitable for uses that are likely to significantly increase the demand for travel, such as new homes, shops, offices and community facilities. The policy further states that development in this location is required to be of suitable scale and character for the area in which it is situated, contribute to other Council aspirations, including providing appropriate community and environmental benefits, and takes into account amenity and community safety.
- 6.4 Nine areas have so far been identified where 'Place Plans' have either been prepared or are in preparation, and which are considered to be the areas of greatest opportunity for investment. The St Giles to Holborn Place Plan was adopted in January 2013 and identifies that Tybalds Estate has areas that are no longer fully utilised that provide opportunities for redevelopment to improve the whole estate. The Place Plan further states that *'the broad objectives it is hoped to achieve are to create a mixture of new affordable and private housing without the need for demolition; to provide an opportunity for existing, overcrowded and on the option of local households to move to more suitable homes within their communities; and to create a more distinctive, secure and attractive estate.'*

Improving energy efficiency of housing and improving landscaping are also all key elements of the programme.'

- 6.5 Policy CS6 (Providing Quality Homes) further identifies the possibility of regeneration for certain estates that have a substantial investment need, which would both serve to generate investment capital for improving existing Council housing to Decent Homes (now 'Better Homes') standard and create opportunities for more sustainable communities to be created that address local housing need. The policy envisages that where such estates are identified, 'place-shaping' principles will be applied for working with residents and communities to develop a vision for the area that addresses housing needs directly, achieves high standards of sustainability and energy efficiency, and delivers wider social benefits such as helping people get into work and improving health.
- 6.6 As detailed in the site description section the area generally comprises a mix of uses, however the predominant land use of the application site is Class C3 residential with associated community facilities in the form of a TRA Hall and play areas. The development proposals for Tybalds Estate would provide 93 new homes with a mix of private, intermediate and affordable housing tenures, the re-provision and enlargement of TRA Halls, the creation of a new urban square and improved landscaped areas.
- 6.7 Therefore in terms of Camden's Core Strategy approach, the principle of significant regeneration on the site is in accordance with the Council's growth strategy outlined under policies CS1, CS3, CS5, CS6 and CS9. The acceptability of the proposal will therefore depend on its detailed content in terms of the design, impact on residential amenity, the provision of community uses, and its success in delivering a sustainable scheme that benefits the existing residents living on the estate and the wider area.

Housing / Affordable Housing

Housing Density

- 6.8 In order to make the most efficient use of land and meet the objectives of policies CS1 and CS6, higher density development is encouraged in appropriately accessible locations and there is an expectation that densities will be towards the higher end of the density ranges set out in the London Plan. The emphasis on higher density development is reinforced by policy DP2 (Making full use of Camden's capacity for housing) of the LDF Development Policies, but should at all times be subject to other policies such as those protecting resident and neighbour amenity and securing the height, bulk and massing appropriate to an area in terms of good design.
- 6.9 Policy 3.4 of the London Plan (July 2011) requires that development should optimise housing output for different types of locations within the relevant density ranges shown in Table 3.2 and states that "*the form of housing output should be determined primarily by an assessment of housing requirements and not by assumptions as to the built form of the development.*". The application site has a

PTAL rating of 6b, and therefore the London Plan stipulates that a density of 650-1110 habitable rooms per hectare is appropriate.

- 6.10 The application site comprises 1.86ha and a total of 347 habitable rooms would be provided. A density figure of around 646 hrh is therefore achieved, which is still below the London Plan density guideline. However given the existing constraints with developing the site, this is considered to broadly meet the London Plan minimum requirement for the area.

Affordable Housing

- 6.11 Policies CS6 and DP3 require all residential developments with a capacity to provide 10 units or more (or 1,000 sqm GEA or more) to make a contribution to affordable housing. Policy DP3 expects the affordable housing contribution to be made on site, but where it cannot practically be achieved on site the Council may accept off site affordable housing or exceptionally a payment in lieu. Policy DP3 states that the Council will negotiate the development of individual sites to seek the maximum reasonable amount of affordable housing on the basis of an affordable housing target of 50% of the total addition to housing floorspace. There is also a requirement for affordable housing to be 60% social rented housing and 40% intermediate housing.
- 6.12 As detailed above, planning permission was granted at Parker House subject to this proposal providing 2,913sqm of affordable housing with over 60% to be social rented floorspace. The view from the applicant was that the development opportunities at Tybalds were better suited towards the provision of affordable housing units due to reasons of mortgageability. As well as providing for the Parker House site, the development proposals at Tybalds needs to accommodate a policy compliant affordable housing delivery.
- 6.13 **Table 1** below provides a summary of housing tenure of this planning application. The table breaks down the figures into the Tybalds onsite and Parker House off-site provisions to clearly distinguish what is being provided :

Table 1: Housing tenure for the Tybalds Estate

	Social Rented	Intermediate	Total affordable	Private	Totals
Tybalds no. units	19	4	20	27	50
Tybalds floorspace sqm (GIA)	1434	209	1634	1685	3329
Tybalds floorspace %	43.1%	6.3%	49.4%	50.6%	100%
Parker House off-site no. units	27	16	43	-	43
Parker House off-site floorspace allocation sqm (GIA)	2098	877	2975	-	2975
Parker House off-site	70.5%	29.5%	100%	-	100%

floorspace allocation %					
Total no. units	46	20	66	27	93
Total floorspace sqm (GIA)	3532	1086	4618	1685	
Total floorspace %	49.6%	23.6%	73.2%	26.8%	100%

	units	sqm	%	Affordable split
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- 6.14 As detailed in **Table 1**, the proposals would provide 49.4% affordable housing for the Tybalds Estate as a 'stand alone' scheme. Whilst this figure is very marginally (0.6%) below the required 50%, the Council recognise the need to provide mixed and balanced communities within existing housing estates and the development would achieve this. The affordable housing delivery would be split 87.3% / 12.7% between social rented (1434sqm) and intermediate (209sqm) floorspace, this exceeds the core strategy policy CS6 and London Plan 60:40 guideline ratio and development therefore provides a significant amount of housing which is truly affordable.
- 6.15 The development proposals would provide the required level of affordable housing provisions for Parker House with 2913sqm (GIA). The development has allocated 27 social rented units and 16 Intermediate units to Parker House with 70.5% of this floorspace being social rented and 29.5% intermediate, which exceeds the requirements of the previous application (required by condition to be 60% social rented). It should also be recognised that a large proportion of these social rented units (51.9%) are large 3 / 4 bed family units.
- 6.16 **Table 2** below provides a summary schedule of the totals across the both the Tybalds and Parker House sites.

Table 2: Summary of Tybalds and Parker House

Social Rented	49	3729	38.9%	77.4%
Intermediate	20	1086	11.3%	22.6%
Total affordable	69	4815	50.2%	100%
Private	67	4773	49.8%	-
All tenures	136	9588	100%	-

- 6.17 In considering both the Tybalds and Parker House schemes as a whole, 50.2% of the total new floorspace which is being provided would be affordable and there would 77.4% / 22.6% split between social rented and intermediate floorspace. The development proposals therefore exceed policy compliance
- 6.18 The delivery of the affordable housing and phasing of the development is currently being decided upon by the applicant. Whilst the provision of off-site affordable housing units is normally expected prior to the occupation of the private units, in the case of this development it is not possible as phasing has been designed to minimise disruption to existing residents and the units associated with Parker House are pepper potted throughout all the phases. In this exceptional case it is considered acceptable as the Council is the landowner and the developer and total provision is secured through condition and shadow s106 Agreement clauses associated with Parker House.

Unit Mix

- 6.19 Policy DP5 states that residential development should provide an appropriate mix of unit sizes including large and small units and highlights the different dwelling size priorities for social rented, intermediate and market housing. The unit mix of the outline scheme which includes a range for each unit size is set out in **Table 3** below:

Table 3: Unit mix

	Studio	1b2p	2b3p	2b4p	3b4p	3b5p	4b6p	Total
Private	1	16	3	6	-	1	-	27
Intermediate	-	18	1	1	-	-	-	20
Social rented	-	21	-	4	2	14	5	46
Total	1	56	4	11	2	16	5	93

- 6.20 Since the planning application was submitted in February the split between social rented and shared ownership homes has been changed so that there are now 10 more social rented units and 10 less shared ownership. Whilst it could be interpreted that this means that the scheme no longer meets the policy requirement for 50% of the social rented homes as 3 or 4 bedroom in practice this is an improvement on the previous policy compliant position as the proposal would be delivering more social rented units. 46 of the new homes (56% of the total new floorspace) would be social rented. These affordable homes would be for social rent by the Council to residents on the waiting list or to existing Tybalds tenants who can bid for them in accordance with the local lettings policy. This would include the provision of 21 three and four bedroom homes for families.

6.21 In terms of the total number of private units being provided (27 units), 33% of these would be 2-bedroom units. Whilst this falls below the policy aim of 40% set out in policy DP5, the proposals are considered to be acceptable when taking into consideration the sites location within Central London where the demand for 1-bedroom units is higher. It should also be recognised that in considering both the Tybalds and Parker House schemes together, of the private units, 35 units would be either 1-bed or 3-bed units and 31 units would be 2-bed units. Therefore 44% of the units across the two sites would be 2-bed units which represents a policy complaint figure.

Quality of Accommodation and Occupier Amenity

Unit size and accommodation layout

6.22 There is a requirement that all new residential accommodation within the Borough has to be designed in accordance with the Mayor’s Housing SPG and the London Housing Design Guide (LHDG) produced in interim form in August 2010 and Camden’s minimum guidelines set out in CPG2. These are set out in **Table 4** below alongside the maximum and minimum internal areas for the units proposed.

Table 4: Unit Size Comparison

Unit Type	London Plan Min (sqm)	CPG2 Min (sqm)	Proposed (Min) (sqm)	Proposed (Max) (sqm)
Studio	38	32	37.8	37.8
1b2p	50	48	50	58.2
2b3p	61	61	62	68.6
2b4p	70	75	76	103
3b5p	86	84	86	121
4b6p	99	93	118	148.9

6.23 Table 2 clearly illustrates that all of the proposed units either meet or exceed the required unit sizes for all types provided across the development. It should also be noted that in reviewing all of the unit sizes, the majority of units exceed the requirements and with it provide adequate levels of storage.

6.24 The Tybalds scheme includes 21 no. 3 and 4 bedroomed social rented units. Of these 11 are new build and 10 are overbuilds on top of existing blocks. All 11 of the new build units have separate kitchens, in some cases these are separated by double doors from the adjacent living room. At the request of the Council’s housing department the layouts of properties in the Blemundsby New Build were revised accordingly. Of the overbuild units 7 have separate kitchens, however the remainder are unable to achieve this benefit due to the width of the blocks and the need to meet other housing standards. Overall, 18 of 21 of larger units (85%) have separate kitchens which given the existing site constraints this is considered appropriate.

6.25 All of the proposed double and single bedrooms across the development either meet or exceed the Council’s minimum space standards of 11sqm and 6.5sqm respectively.

Natural light, outlook and amenity space

- 6.26 The application is accompanied by a daylight/sunlight report which makes an assessment of the light levels which would be achieved in the existing and proposed dwellings as a result of the development proposals. The report tests the interior day lighting through the average daylight factor test (ADF – test is more than 2% for kitchens, 1.5% for living rooms and 1% for bedrooms). The impact of the development on existing dwellings is considered in detail below.
- 6.27 In terms of interior daylight reaching the proposed units, the study identifies that all of the habitable rooms (bedrooms, dining rooms and kitchens large enough to accommodate a dining table) would pass minimum ADF standards as well as the depth test across the development.
- 6.28 In terms of sunlight to windows, the study identifies that approximately 93% of the living rooms in proposed dwellings have at least one window which is within 90 degrees of due south. This is considered to be acceptable given the existing layout of the Estate. It should however also be recognised that the proposals demonstrate across the development there would be an appropriate level of outlook for all of the new dwellings. This is assisted by all of the new units being dual aspect.
- 6.29 All of the new units across the development are provided with useable outdoor amenity space ranging between 4.4sqm and 18.5sqm for flats, and between 12sqm and 43sqm for houses. These provide either terraces or private garden areas. Given the existing site constraints this level of provision is considered to be appropriate.

Privacy

- 6.30 With respect to privacy, CPG6 (Amenity) states that there should normally be a distance of 18m between windows of habitable rooms of different units that directly face each other. The main area within the site where there would be an element of direct overlooking between windows serving habitable rooms is within the courtyard area of Area 2. Here, there would be distance of approx. 11m between windows on the rear of Blemundsbury block and those on the rear of the mews buildings in front. It should be noted that the proposed windows would be at different levels across a courtyard area, and the privacy of the existing dwellings on the upper floors of the Blemundsbury block are already compromised by a shared walkway serving various apartments. It is however recommended that a condition should be imposed to ensure that measures are put in place to ensure there is no unreasonable loss of privacy to the future occupiers of the new units.
- 6.31 In terms of other new units within the estate, there would be an element of overlooking between directly facing bedroom windows in the Eastern Mews Houses (serving 1.A.4 and 1.A.5). As these windows are secondary recommended that these windows are obscurely glazed.
- 6.32 The proposed overbuilds at Blemundsbury, Richbell and Devonshire would have adjoining terraces, which without adequate screening could compromise the privacy of the future occupiers of units within these blocks. It is therefore considered appropriate to condition the provision of privacy screens.

Wheelchair units and lifetime homes

- 6.33 Planning policy DP6 requires all new dwellings to be fully compliant with Lifetime homes standards, and 10% to be suitable, or easily adaptable, for wheelchair users. Where these dwellings are sited within the affordable tenures these are required to be designed, built and fully fitted out to meet the Camden Wheelchair Housing Design Guide.
- 6.34 The development would incorporate one additional affordable wheelchair unit as this was unable to be accommodated in Parker House. Therefore the development would incorporate 11 wheelchair units, of which 10 are social rented and 1 intermediate. 14 of the 136 units being provided across the Tybalds and Parker House sites would be wheelchair accessible which meets planning policy targets set out by DP6.
- 6.35 The Design and Access Statement has included a section on Lifetime homes and wheelchair housing which undertakes to achieve all of the necessary Lifetime Homes Criteria. It can be confirmed from the submitted drawings and the information in the D&A Statement that the units shown comply with Lifetime home standards and this would be secured via a condition.

Refuse storage

- 6.36 The creation of 93 new units across the development and the creation of new courtyards and landscaping proposals would require a significant increase in amount of waste storage and improvement in the existing provisions. The submitted refuse, recycling and collection strategy identifies that there are three collections for Estate per week, with all existing buildings are equipped with 1-2 refuse chutes. Blemundsbury and Devonshire have exchange bins in the public realm adjacent to the chute door, with two large external recycling facilities serving the two tower blocks and Blemundsbury situated in the public realm, a significant distance from the front doors of the blocks (these are often misused and neglected). The existing arrangements are also regarded to be haphazard and compromise outdoor space. The applicant therefore proposes the following:
- Establishing 5 allocated recycling areas in close proximity to the front doors of Chancellors, Babington, Devonshire and both entrances of Blemundsbury. These would be housed in sheltering cupboards or be incorporated into the new structures of Blemundsbury and Devonshire;
 - The exchange bins for the maintained refuse chutes of Chancellors, Babington and Blemundsbury would be housed in internal bin stores, located in the washroom extensions, the structure adjacent to Blemundsbury and in the new entrances to the tower blocks. The waste storage for Devonshire would be in the same place as the designated recycling bins;
 - The new houses in areas 1 – 3 would have a kerb-side collection off the loop road. Refuse cupboards located in the entrance areas would be provided.
- 6.37 The applicant has also confirmed that these proposals would make adequate provisions for recycling (forming at least 30% of the storage), bins would be collected from ground level, and in the majority of cases the containers would not be carried or pulled more than 10m from the collection vehicle.

6.38 In light of the above, Environmental Services are satisfied that the proposals meet the Council's standards for waste and recycling, in line with the guidance set out in CPG1.

Noise and vibration

6.39 The NPPF forms the primary source of national planning policy guidance since it was issued in March 2012. However it contains no specific criteria with regard to noise exposure categories and therefore in this regard PPS24 can still be regarded as the most relevant and up to date guidelines.

6.40 The Ambient Noise Assessment bases its findings on a background noise assessment conducted between the 20th and 21st March 2012. The noise measuring positions were chosen to represent the worst affected extremities of the site in order to allow for noise contours to be produced. The study found that the majority of the estate falls with a Noise Exposure Category (NEC) A during the daytime, with outlying areas falling into NEC B. This is the same situation for the night time. The existing buildings surrounding the site are considered to act as noise barriers and the shielding effect and therefore no mitigation measures are required.

6.41 The submitted assessment does not take into account the noise impacts of the energy centre, however, this is not unusual as part of a redevelopment proposal and it is considered that a subsequent noise assessment for this along with appropriate mitigation should be secured by a condition.

6.42 Concerns have been raised that the wheelchair unit should not back directly on to the Blemundsby TRA as there could be tensions with neighbours. The applicant has however confirmed that the refurbished TRA hall will benefit from adequate sound insulation so as to ensure neighbouring residential properties are not adversely impacted by noise from this community facility and that a careful assessment of noise issues will take place during detailed design stages.

Housing summary

6.43 Overall the scheme is considered to achieve a successful balance, providing the required amount and mix of tenure of affordable housing for the Tybalds and Parker House site. Over 50% of the floorspace across the two sites would be affordable, with 73% being social rented. It also generates sufficient return to enable improvement works be achieved on the remainder of the estate through the creation of new landscaped courtyards and better quality access provisions, as well as meeting other Council priorities. The proposals would contribute significantly to the borough's housing needs across all tenures. The quality of amenity for occupiers would be high in terms of internal layout, natural light and outlook and a significant number of units would be afforded amenity space. All amenity and noise impacts associated with the new dwellings would be satisfactorily overcome by conditions.

Urban design and heritage assets

General Design Approach

- 6.44 Two different architects have been appointed for the scheme, one for the new building elements of the proposals and one for the extensions to existing blocks. Given the scale of the proposals, all new structures (either buildings or extensions) are designed not to replicate exactly the design of the existing buildings. Such an approach is considered acceptable as the existing post-war architecture is of mediocre quality, and the proposed approach takes up the opportunity to enhance the overall quality of buildings in the area.
- 6.45 Although the new buildings and extensions are of different design, this is considered appropriate as the extensions need to relate to the host buildings, whilst the new buildings are less constrained by the context. It is intended that both the extensions and new buildings would be linked by using the same brickwork, providing cohesion between all elements of the new development, while adding another clearly discernible layer of development to the area whilst positively reinforcing the local character and give the estate its own identity. This brown coloured brick is deliberately different from any of the brick found in the surrounding area
- 6.46 There is also commitment from the applicant to ensure that the design quality of the private housing (which usually has a higher budget) is carried through to the affordable housing units, ensuring that there is not a distinction in quality between the different tenures, and thereby creating a more cohesive development.
- 6.47 Extensions carry through the key elements of the facade of the host buildings, namely the use of brick and expressed horizontal pre-cast slabs which responds to the existing gridded elevations of the estate buildings. The design is slightly altered from building to building to suit the local context. Particular attention is given to improving the main entrances, with finely detailed pre-cast stone panels with inset lettering identifying each block. The simple geometry of the extended blocks is largely maintained.
- 6.48 The sub-sections below provide an assessment of each area of the development proposals.

Area 1: Main square and mews

- 6.49 The proposals show a well-considered resolution of the existing weaknesses of the area. The space around the two towers is at present very poorly defined by backs of buildings, broken and low quality landscaping and undefined, leftover space. The open space leaks over this undefined landscaping to the south east, and into back yards and courtyards to the north and west. This leaking, undefined space feels like an unintentional void, rather than an intentional or generous space.
- 6.50 The proposals organise the existing space into meaningful and usable portions that are clearly defined as either street, public garden, public square, or landscaped building setting. The space as a whole has been clearly defined by building frontage. The new 2 to 3 storey residential buildings would restore the mews frontage to the north, enclosing private space to the rear and facing the improved space with active residential frontage. To the south, a new residential block at

Blemundsbury defines the edge of the street and encloses both the square between the towers and the new garden on Orde Hall Street.

- 6.51 The garden on Orde Hall Street and the street itself are defined and enclosed by new frontage of a scale and style that is highly responsive to the historic context. This represents a significant improvement to the streetscape and public realm, reintegrating Tybalds Estate with its historic surroundings and extending that attractive, human scale and character into the estate.
- 6.52 The buildings on the south side of Great Ormond Street are Georgian town houses, 11 of which are listed at grade II from 41-46 (odd), and lie in Bloomsbury Conservation Area. Backing onto these, it is proposed to build two-storey mews houses on the north side of the main square. Mews houses at the rear of a town house are a common feature throughout Bloomsbury, and the proposals respect the setting of these buildings. On this basis, no objection is raised in principle to the proposals.
- 6.53 The design of these buildings is very restrained with a simple form pierced by rectangular openings. Again this design approach creates a building which does not try to compete with the neighbouring listed buildings or buildings within Bloomsbury Conservation Area. The design quality of these buildings are dependent on the finer detailing such as the brickwork, depth of reveals and ensuring the window framings is slender. There is a promising commitment to this in the submitted Design and Access Statement but these details should be conditioned.

Area 2: Blemundsbury

- 6.54 The proposed building would occupy unattractive and unused leftover space around the base of the main block. Currently the block creates an inactive and looming edge to the public space to the north and has no relationship in scale, street alignment or entrance location to Orde Hall Street and the historic buildings along it.
- 6.55 The proposals serve multiple urban design functions, all of which are intended to create lively streets, good enclosure and mediate between the scale of the main block and the scale of the historic streets and the open spaces around it. To the north, the block would animate the improved open space with multiple front doors and windows, as well as enclosing it with buildings of an appropriate height. This row of homes would be overshadowed by the main block to the south, but a south facing communal space on the roof of the 'bookend' block would create a sunny space for residents.
- 6.56 To the east, the block would reflect the height and position of historic buildings opposite, redefining and repairing this section of the street.
- 6.57 The extension of Blemundsbury would help upgrade the block by giving it a new western aspect facing Albion House – this should help to improve surveillance and definition of this route. The increases in height are acceptable as the impacts on views and on shade are expected to be neutral due to the setback and modest

height increase. The architecture has also been designed to crown the top of the buildings with a substantial horizontal reconstituted stone element, while the setback reduces the current abruptness of the roof. The replacement of the side metal cladding with brick would also refresh the building and improve its image on the street.

- 6.58 Both extensions to the building pick up on and reinforce the key elements of the existing façade such as the horizontal emphasis of the recessed balconies but reinterpret it in a modern way and rejuvenate the overall composition of the building. Whilst this does add to the height and bulk of the building it is considered that due to the large amount of open space around and the similar height buildings in the vicinity this does not result in a building which would dominate the area.
- 6.59 On the south side of the square, the new three-storey block has a similar design to the mews house to the north which creates a consistent appearance to the edge of the square. The mass of the building is successfully broken up by the rhythm of the fenestration and the large openings which are further broken up with metal panels.

Area 3: Devonshire Court

- 6.60 The proposals for this area resolve the problem caused by over-permeability by creating a new semi-private, secure courtyard. A new stair/lift core and a 5 storey block would enclose the north side of the courtyard. The stair well would be moved from its existing location where it severely blocks an important route and sight line, the result would be a significant improvement to the street. The architectural detail and landscaping is well considered and of high quality and should create a safe and attractive new entrance space for the homes that are accessed from it.
- 6.61 The new five-storey block faces the rear of Babington Court with a frontage that has a good relationship to the scale and character of its attractive older neighbouring buildings. This building would also increase the amount of activity within this space and improve natural surveillance of it.
- 6.62 Both 8 Ormond Close, 2-6 Boswell Court (a positive contributor) and York House lie within Bloomsbury Conservation Area and the impact of the proposals on the setting of these buildings must be considered. The simple block form sits harmoniously with these buildings, with the parapet/eaves line roughly lining through with its neighbours. The fifth floor has been set back which ties it in better with the mansard roof of 8 Ormond Close. Regularly sized and spaced openings respect the surroundings of the buildings in the conservation area, while also ensuring that the building ties in with the other new buildings proposed.

Area 4: Windmill

- 6.63 One of the main urban design benefits from the Windmill extension would be an improvement to activity and natural surveillance on New North Street and a clear definition of private space by a new enclosure. It would be beneficial if the wall/enclosure was made even more visually permeable on its southern elevation.

- 6.64 The seven-storey extension in conjunction with the new Springwater building opposite would narrow New North Street and combine to create a much stronger and well-defined street frontage.
- 6.65 The new architecture, although different to the blocks it extends, responds to the existing building by continuing the horizontal detailing. Where new windows sit next to those on the old block, the difference between the two is not great enough to set the new building apart, or similar enough to relate it fully to the existing. The contemporary contextual style gives an attractive new face to the building, potentially changing the image of the estate on the street. The deliberate use of a contrasting brick clearly unifies all the new development on the site and adds a new layer to the area's otherwise uniform material palette.

Area 5: Richbell and Springwater

- 6.66 These proposals together create a secure new residential block with clearly defined communal space inside, and a strong public frontage facing the street. Richbell's new entrance is an improvement on the existing – it is well signposted by the new bay and is accessed directly from the street as opposed to from the back of the block as it is at present.
- 6.67 The new Springwater block and entrance would also create an improved access to the estate while preserving the trees on site. Flats in the existing building would be extended and given new windows facing the street, in lieu of south facing windows that would be lost. Together, the building would increase the windows overlooking New North Street, would increase natural surveillance.
- 6.68 The impact of both the side and rooftop extension to both blocks act in a similar way to Blemundsbury in adding high quality extensions which respect the key characteristics of the host buildings whilst rejuvenating its appearance. Both the roof and side extension add new elements to the both blocks which add a richness and complexity to the façade which is otherwise lacking.
- 6.69 Although extra height is added to both blocks in the form of an additional storey, the impact of this is limited as the townscape (especially to the south) varies in height with many taller buildings in the vicinity. In views from the north looking south along either Boswell Street (to Richbell) or New North Street (to Springwater), the extra height of the building would be seen against the backdrop of Warner House or 124 Theobalds Road, both much taller and bulkier buildings.

Area 6: Falcon Court

- 6.70 The proposals would bring major benefits to the spaces around Falcon Court. The space would be changed from a tarmac hard surface into a green, usable lawn and seating area. The boundary of the garden and entrances from the east would be improved.
- 6.71 The new building's main urban design benefit comes from the new balconies that would overlook the play area to the north. These would replace the small, inactive

existing windows with larger windows of main living rooms and bedrooms. The main entrance would be improved and would be less understated than at present.

- 6.72 Falcon lies on the east side of Old Gloucester Street with the west side being part of the Bloomsbury Conservation Area and numbers 43-47 (consecutive) being grade II listed Georgian town houses. Falcon already dominates these buildings due to its height. The proposed extra storey has been set back, so that in views directly opposite on the west side of Old Gloucester Street, it would have a limited impact and not significantly increase the perception of the building's height. In longer views from the north towards Queen Square, the trees in the park to the north largely screen the impact of the roof extension. It is therefore considered that the proposals would not harm the setting of the listed buildings or the Bloomsbury Conservation Area.
- 6.73 The new side extension to the north matches the overall height of the existing with the top floor set back to limit its impact. The front building line does not project any further forward (except for the ground floor entrance), maintaining the consistent front building line on the east side of Old Gloucester Street, which is an important townscape characteristic.

Conclusions

- 6.74 The proposals have sought to remedy many of the physical problems of the existing estate and have created a much more outward looking place. The proposals would physically integrate the estate into its surroundings, while at the same time improving privacy on the estate. Development on each area simplifies and improves connections, increases active frontage, defines communal space as private rather than public, and also increases the amount of truly public space by replacing undefined hard surface with clear gardens and squares. The architectural approach is contextually responsive and the increased density of the estate helps to deliver the multitude of benefits to the public realm. It is clear that the designers have worked with the final client – the people who live in the estate, to develop plans that would bring significant benefits to the community.
- 6.75 Where the site borders either Bloomsbury Conservation Area or listed buildings, the design response has been carefully considered to respect these designated heritage assets, in accordance with policies DP24 and DP25 and the guidance set out in CPG1 and the Bloomsbury Conservation Area Statement.
- 6.76 It is recommended that conditions relating to window details and samples of materials etc should have regard to the phasing of the development. The applicant should therefore be required to provide all necessary details prior to the commencement of the relevant part of the works.

Neighbourhood Amenity

- 6.77 Policy DP26 seeks to protect the quality of life of neighbours from development. A number of concerns have been raised during consultation about the impact of the scheme, during and after construction. These can be largely grouped as follows:

- Daylight and sunlight / Outlook
- Privacy and overlooking
- Noise disturbance
- Lightspill
- Construction and demolition impact

Daylight and sunlight / Outlook

6.78 The application is accompanied by a daylight/sunlight assessment to analyse the impact on neighbouring residential properties; this assessment has been undertaken in accordance with the BRE guidelines. Considering first daylight matters the BRE recognised vertical sky component (VSC – test is not less than 27% and not less than 0.8 times its former value) and no sky line (NSL – also known as daylight distribution - test is loss must be not less than 0.8 times its former value). These calculations have been made and in addition the study conducts a VSC assessment without overhangs as these are a common existing feature of the housing estate and would serve to artificially increase the impact of an adjacent development. In terms of sunlight the BRE recognised annual probable sunlight hours (APSH – test is more than 25%, of which at least 5% during winter) test, which has been undertaken.

6.79 Following objections raised by local residents in respect of the omission of windows from the study has been addressed by the applicant who has submitted revised daylight / sunlight information. Officers are now satisfied that the assessment takes into consideration all relevant neighbouring residential properties and open spaces.

6.80 The assessment summarises that of all the windows tested (1324), 87% would either meet or exceed the VSC targets. In terms of the sunlight to windows, 97% of windows tested meet or surpass the total sunlight test. It is therefore worth considering the occasions whereby these required targets are not met and the reasons for this happening.

Bevan House

6.81 The Bevan House Management Company and the individual occupiers of Bevan House have raised objections in respect of the development's impact on their properties in relation to the windows failing the VSC test, sunlight to windows and the light received to the communal garden area.

6.82 The results show that of the 43 windows tested at Bevan House, 38 would meet the required VSC targets. It has been identified where the VSC test is failed the windows in question already have very low before readings (ranging between 2.8% and 9.4%) and the further reduction is considered to be relatively minor (of between 2.2% and 4.4%). Out of these 5 windows that fail, 4 are hampered by existing overhangs. The VSC test without the overhangs shows that whilst all these windows would fail to meet the required 0.8, they only marginally fail by achieving between 0.76 and 0.79.

6.83 In terms of sunlight to windows within Bevan house, the assessment indicated that of the 22 south facing windows tested, 16 meet the total annual sunlight hours test

and/or the winter sunlight hours test. The windows which do fall short by a larger margin are recognised as already having low sunlight levels and or hampered by existing overhangs.

- 6.84 The submitted assessment identifies that the communal garden at Bevan House falls short of the BRE recommendation that 50% of the garden should receive at least 2 hours of sunlight on the 21st March, through achieving 41%. This is a reduction of 26% below the existing figure of 67%. Officers recognise this 9% shortfall below the normal standard, however in balancing wider benefits which the development would deliver within the locality, the proposal is considered to be appropriate.

Blemundsbury/Windmill/Springwater/Richbell/Falcon

- 6.85 The main factor affecting the VSC and sunlight calculations to windows within Blemundsbury, Windmill, Springwater, Richbell and Falcon blocks are the overhangs which provide access to flats on all levels. Where these windows fail to meet the VSC test it is only in isolated cases where they also fail to meet the test without overhangs and in all cases these windows have existing low light readings. In terms of sunlight to windows, the study shows that only two windows, both located in Springwater, fail to meet the test in the summer months. Given the significant number of windows within these blocks the impact on sunlight is very minimal.

Great Ormond Street

- 6.86 The assessment shows that all the windows at the rear of properties fronting Great Ormond Street, both habitable and non-habitable pass the VSC and the sunlight to windows test. All of the rear gardens to these properties would also experience no overshadowing as a result of the development.
- 6.87 The proposed height and design of mews buildings to the rear of the properties along Great Ormond Street are considered to have regard to outlook currently enjoyed by the existing occupiers.

Orde Hall Street

- 6.88 Turning to properties along Orde Hall Street, it has been identified that a total of 99 out of 104 windows serving habitable rooms would pass the VSC test. The windows that fail do so by being between 0.74 – 0.79 their former value. Of these 5 windows, 4 windows do not pass the sunlight to test, two more having a ratio of 0.66 and 0.69. This is as a result of the new Blemundsbury mews buildings which would front Orde Hall Street and have design to a similar height as the other buildings along the streetscene.

2-6 Boswell Court

- 6.89 The assessment tests 22 windows within the block, 16 windows meet the VSC test. It has been identified that where windows fail the existing light levels which they benefit are not at high levels and therefore the impact of the development is not considered to be significant in this instance.

6.90 The residents of Boswell Court have raised concerns that the new Devonshire block would have an overbearing impact upon their properties. This block has already been reduced in size and stepped back at 4th floor level during the process of pre-application discussions. Officers are satisfied that whilst the new block would alter the existing situation there is not considered to be an unacceptable loss of outlook for an urban site of this nature. It should also be recognised that the proposed building would improve the existing situation in front of their properties through designing out an area known for crime and in creating a boundary for a new landscaped courtyard.

Privacy and overlooking

6.91 The submitted plans demonstrate that the across the whole development there would not be a significant loss of privacy to the occupiers of existing dwellings. This is by virtue of some of the new units being provided in overbuilds or underbuilds and through the careful positioning of balconies and windows.

New Eastern Mews buildings (Area 1) / Great Ormond Street

6.92 To ensure that there is no overlooking between the proposed balconies associated with two properties within the new Eastern Mews buildings (1.A.6 and 1.A.9) and those to the rear of properties along Great Ormond Street it is recommended that the erection of 1.8m high privacy screens should be secured by condition.

New Blemundsby Mews Buildings and Roof Extension (Area 2) / Orde Hall Street

6.93 The proposed Blemundsby mews building fronting onto Orde Hall Street have a distance of approx. 11m between directly facing windows serving habitable rooms. Although this arrangement falls below Camden's planning guidance, the mews buildings would look directly across an existing road, an arrangement which is commonly found within the centre of London - an example of this relationship exists on the adjoining street (Dombey Street). The proposed relationship between existing and proposed windows in this instance is considered to be appropriate.

6.94 As commented on above in para.6.30, it is recognised that the privacy of the occupiers is already compromised by an existing pedestrian walkway which provides access to other flats within the block. The proposals therefore are considered not to significantly worsen the situation.

Devonshire Court (Area 3) / Boswell Court

6.95 Officers recognise that there would be an element of overlooking between the habitable windows on the side elevation of the new Devonshire Court block between ground and 3rd floor level and those on the rear of Boswell. As these new windows are not the only means of outlook to the rooms which they serve it is considered appropriate that they are obscurely glazed to a height of 1.8m.

6.96 To ensure that the proposed roof terrace serving the top floor flat of the new Devonshire Block did not have harmful impact on the privacy of the occupiers of neighbouring properties officers requested that the applicant reduces the width of this terrace significantly. The amended plans which have been submitted are considered to address this issue.

6.97 It has been identified by Officers that there is a situation where the distance between directly facing windows serving habitable units is less than the required 18m. This occurs between the existing and proposed Devonshire blocks, where this distance is approx. 15m. There is however an existing walkway in front of the windows serving these residential units and as a result the occupiers' privacy is already compromised in this instance.

Windmill (Area 4) / Springwater

6.98 The proposed extension to Windmill would have two windows, one secondary to a lounge and the other serving a bedroom, serving flats on the upper levels. Whilst the distance between the balconies and habitable rooms on the east side elevation of Springwater is 17m, there is an existing element of overlooking from the balconies serving the Windmill block. The arrangement proposed is therefore not considered to worsen the existing situation.

Richbell and Springwater (Area 5)

6.99 All of the balconies and windows serving habitable rooms are positioned over the 18m distance required between directly facing windows and are therefore not considered to cause any overlooking issues to the occupiers of neighbouring buildings.

Falcon (Area 6) / Bevan House

6.100 The proposed side extension to Falcon has windows on the rear elevation which would be serving bathrooms and result in an element of overlooking into windows which serve habitable rooms of Bevan House. To ensure that there is no loss of privacy, it is recommended that these windows are obscurely glazed.

6.101 The terraces on the north side elevation of the Falcon extension are set at an angle and over 18m away from other terraces and windows serving habitable rooms on the rear elevation of Bevan House and would therefore not determinately impact upon the occupier's privacy.

Noise disturbance

6.102 A noise assessment has been carried out which considers the noise climate around the application site. The Environmental Health team have considered the information submitted and are satisfied with the proposals in this regard from the perspective of future occupiers and existing nearby occupiers, subject to the imposition of conditions.

6.103 Concerns have been raised that proposed CHP in the basement of the new Blemundsburly mews block would have a harmful impact upon the living conditions of the occupiers of neighbouring dwellings. Environmental Health Officers consider that any noise generated by the plant would not exceed Camden's standards set out in DP28 and can be controlled through conditions.

Lightspill

6.104 The proposed development, through the provision of new buildings, and overbuilds in the creation of new residential dwellings and new lighting / landscape proposals would undoubtedly result in a general increase in lightspill across the Estate. However, given the siting of existing dwellings within the Estate, this is not considered to have a significant impact upon living conditions of existing occupiers. It should also be noted that no large light lanterns are proposed, and all roof lights proposed are sensitively located so as not to compromise amenity.

Construction and demolition impact

6.105 A number of existing residents have raised concerns about noise and disturbance during construction. In support of the proposals, an outline construction / environmental management plan has been submitted which sets out the key elements and stages in the demolition and construction delivery programme, and the environmental and health & safety standards which would need to be achieved. A full construction management plan (CMP) would be secured for the development as part of a condition/shadow s106 agreement accompanying any grant of permission. This would set maximum noise levels, as well as times of working and phasing of the build to take into account the needs of existing residents. The works would be undertaken in accordance with the recommendations of such assessment.

6.106 The applicants are currently investigating whether the construction period can be reduced to minimise the length of impact on residents. The strategy set out in the planning application is based on the idea of delivering the estate as a number of distinct phases that keeps building work to a contained area of the estate in each phase. Discussions with constructors however indicate that an overall construction period of up to 3 years may be possible and the applicants are investigating ways in which this can be achieved. As well as the CMP, the detailed phasing plan which would be secured through a condition/shadow s106 agreement will seek to ensure that the development's construction phases have full regard to the provisions of community facilities, open space and play provisions for the existing residents of the Estate.

Public open space / play space / landscaping

Public Open Space and play space

6.107 The site is located within an area which suffers from deficient levels of open space as defined in the LDF and policy CS15 requires for the Council to both protect and improve parks and open spaces within the borough. Whilst the areas of open space within the site do not have any formal policy designation, the sub text of CS15 recognises that Camden has many large housing estates with land originally designed for use as open space, but has never been formally designated as such. The Council are required to retain suitable land, not formally designated as open space for the use as open space on large estates, whilst providing the flexibility for various land uses to be re-configured across the estate, in conjunction with the re-provision of land for open space use. As the proposal would result in a 11.8% reduction of the open space across the site (a reduction in 1,546sqm as a result of

the proposed footprint of buildings), consideration needs to be given to the impact this existing space makes to the estate and the area generally.

- 6.108 The areas of open land within the site where buildings, extensions, courtyards and landscaping are proposed is not recognised as having an amenity value and offer very little in the way of recreation / leisure opportunities. They are in some cases at varying ground levels, so not accessible to all, and poorly tarmacked. Whilst developing this land would reduce the overall open nature of site, there are clear benefits in development which would provide new housing in highly sustainable locations, with more clearly defined and accessible routes through the Estate and high quality paving and landscaping. The development is considered to provide notable improvements to the overall quality of the open space and designing out areas of crime within the Estate.
- 6.109 The main neighbourhood play provision serving the Estate is the Orde Hall Street play area. This is a green natural play facility which is well maintained. Other informal local play space which is valued by residents is provided in the secure courtyards to Falcon and Richbell / Springwater. The Rose Garden between Blemundsburly and Windmill offers a green playable space with good surveillance and raised beds. There is also an area of hardstanding between Babington and Chancellors which is used informally by young people as a kickabout area.
- 6.110 The plans and supporting information submitted within the application demonstrates that the development proposals would result in an overall increase in the amount of useable open space from 3,731sqm to 4,195sqm with the following being proposed: retention and enhancement of existing play park fronting Orde Hall Street; redesigned and landscaped central multifunction space between Babington and Chancellors court; secure landscaped area at Blemundsburly; improved external space to the rear of Devonshire Court; landscaped courtyard at Springwater and Richbell and an improved courtyard at Falcon.
- 6.111 In terms of playspace, this would also be increased significantly. The largest increase in play space would take the form of 'doorstep playable space (age 0-4years)' with an 861sqm increase and 'youth space (age 12-17 years)' which would see a net gain in 565sqm. These two playable spaces would largely take the form of two new courtyard areas (Blemundsburly and Devonshire) and the creation of a neighbourhood square in between Babington and Chancellors respectively.
- 6.112 Whilst there would be net loss of 111sqm (from 2496sqm to 2385sqm) in 'local playable space (age 0-11 years)' and a very marginal 3sqm in 'neighbourhood playspace (age 0-17 years)' the development proposals would comfortably exceed both the LDF and London Plan requirements generated from the child yield for the level of accommodation as part of the development . In addition, there would be significant investment in improving the overall quality of the existing playspace within the site. The proposal is therefore in accordance with policy CS15.
- 6.113 Whilst the proposal would result in the reduction of open space across the Estate due establishing new buildings and extensions, there are significant improvements to the overall quality of useable public open spaces. This is provided through the

creation of new, and improvements to existing, courtyards and playspace and high quality landscaping. The proposals are therefore considered to be appropriate for the Estate and have full regard to policy CS15.

Landscaping

6.114 The existing landscape and public realm within the Estate is mainly bitumen macadam and concrete which are generally in a poor condition. It is considered to lower the overall visual quality of the Estate as well as cause problems in terms of pedestrian movements. This has been recognised by the applicants and to improve this existing situation the following hard landscaping measures are proposed:

- The majority of the site would be surfaced with coloured asphalt, which is a bitumen macadam construction with a coloured wearing course;
- The provision of granite channels and trim throughout the Estate to define parking bays and the extent of paved areas;
- Areas around trees would be surfaced with a self binding aggregate with a colour that would compliment the asphalt. It would also provide a porous surface that would not hinder the growth of tree roots;
- Devonshire and Blemundsby courtyards would be paved in a light coloured clay paver. This is proposed to reflect natural light;
- The new Tybalds Square would be surfaced with granite flags, a material which is of a high quality and would age well;
- Brick walls would match the adjacent architecture and include brick on edge or granite coping.

6.115 In terms of soft landscaping the application proposes additional planting within the existing and proposed courtyard areas. Officers are of the view that there could be a higher level of soft landscaping/planting within the central square to enhance biodiversity, reduce the heat island effect and to provide sustainable drainage. The trees around the perimeter of this space will benefit these issues though further ground level of planting would be preferred. All matters relating to landscaping could be dealt with through a planning condition.

Trees / biodiversity / flooding

6.116 The plans show that there are currently 44 trees within the application site, 33 of these would be retained and 11 are to be felled. In support of the proposals the applicant has submitted an arboricultural survey of trees which also identifies some trees which could be impacted upon by the proposed building works. The proposals include making the provision for 74 new trees with the site using high standards regarding tree pit design and stock, promoting healthy development to maturity. The number of trees would an increase over the Estate from 44 to 101.

6.117 There are four existing early/mature trees on the boundary to the south of Springwater which would be removed to accommodate the side extension to Springwater. The loss of these trees would be an unfortunate element of the proposals as they provide deciduous greenery on the boundary. The applicant however proposes to mitigate their loss by providing five different types of planting

which includes 3 x cherry laurels, 1 x Turkish hazel, 1 x Swedish whitebeam and a wall planted with climbing Hydrangea, which is considered to be appropriate.

- 6.118 The large Plane tree in front Blemundsbury is proposed to be removed by the proposals. This tree is considered to be of limited quality and has one sided growth. The extensive replacement planting in this area of the site would mitigate loss in terms of visual amenity and canopy cover. All of the other trees which are proposed to be felled do not provide significant amenity value and their loss is sufficiently mitigated.
- 6.119 There are some tall trees along the northern boundary of the site in the rear gardens of properties fronting Great Ormond Street which would be in very close proximity to the new mews buildings. The applicant has confirmed that these trees would only need to be pruned and have their roots protected during construction.
- 6.120 To improve the biodiversity of the development the applicant proposes the incorporation of the brown roofs on all of the overbuilds. The provision of green roofs was looked into, however due to access issues these were not deemed to be feasible. Semi-extensive green roofs are proposed in a number of locations across the site, including the new Devonshire Block and most of the new Mews buildings. These are a welcomed addition as they will green up the development when viewed from higher vantage points, reduce the urban heat island effect, provide sustainable drainage and encourage more wildlife. Further details of the green and brown roofs should be secured through a planning condition.
- 6.121 A green wall is proposed on the south facing side elevation of the Devonshire new build which is intended to green up the area and improve the outlook for the occupiers of Boswell Court. Details of this green wall could be required through condition and a expectation that it is properly maintain.
- 6.122 The application is accompanying by a Bat Survey which identifies that there are no protected species of bat living with in the Estate. However, in order to encourage avian wildlife within the Estate, the development proposals should incorporate bird/bat boxes into the design of new buildings.
- 6.123 Accompanying the application is a Flood Risk Assessment which identifies that there is no history of groundwater flooding in the area. A surfacewater management strategy is however proposed and sets out measures such as the incorporation of a Sustainable Urban Drainage System (SuDS), green roofs, water butts, rainwater harvesting and non-infiltration Porous Paving. On the advice of the Environment Agency a condition should be attached to any planning approval requiring details of surface water drainage to be submitted to and approved by the Council.

Community safety

- 6.124 The Estate is recognised as suffering from elements of crime and anti-social behaviour which is mainly attributed to the poor layout of the estate, the use of open space and the lack of natural surveillance. An area which is identified as

suffering particularly badly in this respect is between the rear of Devonshire Court, Boswell Court and Babington Court.

6.125 As part of the development proposals, the applicant has been in consultation with the Council's Crime Prevention Design Officer. The following measures have therefore been worked into the proposal in order to design out crime:

- Two new secure courtyard gardens are proposed at Devonshire and on the north side of Blemundsbury;
- The provision of new secure entrances to existing secure spaces, at the Falcon Courtyard and the Richbell / Springwater Courtyard;
- Significant improvements to passive surveillance would be achieved by the creation of frontages onto the new main square (in the form of mews buildings) and along Orde Hall Street and Barton Close;
- Defensible spaces would be created around Babington Court and Chancellors Court in the form of low walls with planting behind;
- Two existing public pedestrian routes would be closed – the convoluted route behind Devonshire Court and Babington Court and the low route north of Blemundsbury. These areas of anti-social behaviour would be designed out by the proposal;
- Other improvements to pedestrian movements include the removal of the existing staircore at Devonshire which would enable the widening and improved visibility to Boswell Court, adjacent to the existing passageway to Boswell Court. Also, the south end of Barton Close would emerge out onto an open and well-lit residential courtyard;
- In detailed design terms the following is proposed, inter alia: post delivery would be through a wall system, external boxes or if internal boxes a foyer developed and each door leading off this foyer, audio and video access control, and CCTV (shown on a submitted plan) would comply with the information commissioner's guidelines.

6.126 The proposed measures are both welcomed and appropriate for the Estate, subject to conditions requiring further details of the proposed lighting, CCTV, landscaping to be submitted for the Council's approval.

Community facilities, education, employment

6.127 In addition to the amenity impacts discussed above, a development of this size also has the potential to impact considerably on the social infrastructure of the neighbourhood including local community facilities, health and education. Policy CS19 of the Core Strategy requires such impacts to be considered in assessing major applications. CPG 8 (Planning Obligations) sets out the circumstance in which financial contributions may be payable and how they are to be calculated.

6.128 The application proposes refurbishment works to the existing Blemundsbury TRA Hall, but it would however be reduced in size from 103sqm to 77sqm. The refurbished hall would still be able to accommodate social functions such as parties and weddings as it had previously as it includes a kitchen area. Furthermore, the detailed design of the internal layout is still be finalised and it is envisaged that local

residents would have the opportunity to influence the manner in which each TRA Hall is arranged internally so as to meet the needs of those who are to utilise the spaces. The Falcon TRA Hall would be refurbished and be extended from 102sqm to 175sqm. These proposals are welcomed as the current facilities, whilst well used by the local community, are dated and in need of modernisation. There would be a 21% increase in community floorspace across the site.

- 6.129 Turning to contributions towards local community facilities, the development would be required to provide £103,880, based on the calculations set out in CPG8. However, as identified above, the development would provide an additional 44sqm of floorspace across the site which when considering the total build cost would amount to £215,600 (based the figures set out in CPG8). Given that the build cost of the development is over double the required contribution, it is not considered appropriate for a payment to be made towards local community facilities in this instance.
- 6.130 Education contributions would be sought in line with policy CS19. CPG8 identifies that affordable housing (where the Council has 100% nomination rights) usually houses children who are already residents and educated in the borough and therefore those children are only likely to contribute marginally to existing school pressures. Therefore the education contribution is calculated on the basis of private tenure housing only (10 x 2-bed, 1 x 3-bed private units) and would total £28,452.
- 6.131 The Council requires major development projects involving significant construction contracts to assist with training and employment initiatives via legal agreements, where these would impact upon the availability of jobs for local residents. Developments over £3million are required to recruit one construction apprentice through the Council, for every £3million of build where the length of the project allows (generally, where the contract is 52 weeks or more). A support fee of £1,500 per apprentice placement would also be payable in order to cover pre-employment, recruitment process, training provider brokerage and post-employment mentoring and support. The total build cost of the development has been at estimated around £15million and therefore it is considered appropriate for the applicant to provide construction apprenticeships for five local residents. The applicants would also be required through a legal agreement to sign up to the Camden Local Procurement Code, as the value of the development exceeds £1million.
- 6.132 The above contributions would be included in the condition/shadow Section 106 agreement to accompany any permission granted.

Transport and servicing

- 6.133 The site has a PTAL score of 6b across the Estate, which confirms that it has an excellent level of accessibility by public transport. The site is located approximately midway between Russell Square station to the north and Holborn station to the south, whilst Chancery Lane station is located to the southeast. The nearest bus stops are located on Theobald's Road, to the south of the site, whilst additional bus services are available from Southampton Row, to the west of the site, Gray's Inn Road to the east, and High Holborn to the far south.

Cycle Parking

- 6.134 The number, location and type of cycle parking currently provided across the estate is unknown. All new cycle parking should be provided in accordance with London Plan Revised Early Minor Alterations (June 2012), which requires the provision of 1 space per 1 or 2 bedroom units, 2 spaces per 3+ bedroom units plus 1 space per 40 units for visitors. This gives a requirement for 118 cycle parking spaces.
- 6.135 The submitted plans demonstrate that a total of 218 cycle parking spaces would be provided across the estate. This is considerably higher than that required by the London Plan and is welcomed.
- 6.136 Cycle parking for the apartment blocks would be contained within secure communal areas within each block, whilst the mews houses fronting Tybalds Square would be provided with cycle parking stands in their side gardens. Additional visitor cycle parking stands would be provided across the site. Cycle parking would be provided in the form of Sheffield and CaMden (M Shaped) stands and Josta Two Tier cycle racks.
- 6.137 The provision of the cycle parking facilities is required to be secured by condition. There is no need for a condition requiring details of the cycle parking as sufficient information has been provided with the application.

Car Parking

- 6.138 At present there are 114 Estate parking bays provided within the site, of which 67 are allocated to existing residents. The remaining 47 spaces are recognised as being vacant and are therefore not being re-provided as part of the development. A key element of the public realm improvements is a reduction in the amount of car parking and areas of unused hard standing across the site.
- 6.139 There are 6 Residents bays and 2 Ambulance bays located within Ormond Close, which can only be accessed from Boswell Street, and a further 7 Residents bays and 1 Business bays in Barbon Close, which can only be accessed from Great Ormond Street. There are a further 7 Resident bays located on Orde Hall Street adjacent to the play area which would be affected by the proposed development, namely the access roads into and out of Tybalds Square.
- 6.140 Whilst the existing Estate bays would be retained and relocated for the existing residents, it is proposed that all of the new units would be designated as car free. Residents of the proposed development would be unable to obtain Resident or Estate parking permits from the Council. This arrangement would be secured by means of a condition/Shadow Section 106 Agreement. The applicant is required to identify the postal addresses of all residential units, including wheelchair units, which are to be designated as car free. Whilst Blue Badge holders are exempt from car free agreements, the wheelchair units should still be designated as car free as there is a possibility that they would be occupied by able-bodied people (particularly if they include stairs).

- 6.141 The existing Residents bays would be retained and relocated within the site. 15 Residents bays would be re-provided in Tybalds Square, whilst 5 would be provided on Orde Hall Street. The existing Ambulance and Business bays would be retained on site in close proximity to their current locations. Therefore, there would be no loss of parking facilities for existing residents as shown in the table at the beginning of this report.
- 6.142 The proposals include the provision of 5 disabled parking spaces for use by existing residents and residents of the proposed development. A condition/Shadow Section 106 Agreement clause would be used to restrict the use of these disabled spaces to Blue Badge holders.

Vehicular Access

- 6.143 As detailed above, the proposals include amendments to the vehicular access routes into and out of the estate. These proposals include new vehicular routes into and out of Tybalds Square, to be formed on Orde Hall Street, whilst the two existing car park access points on this street would be closed. Tybalds Square would comprise a shared surface, where pedestrians and vehicles can mix freely and safely. The existing route into the estate from New North Street would be retained for servicing and refuse collection; Ormond Close and Barbon Close would be closed to vehicular traffic, except for emergency access. This would be achieved through the use of a Traffic Management Order and drop bollards. In addition, the applicant has submitted swept path analysis drawings which confirm that service and emergency vehicles have sufficient turning space.
- 6.144 Concerns have been raised by the occupiers of the estate that the proposed road network could be used as an area for joy-riding. However, officers are of the view that the proposed landscaping and road width, as well as the natural surveillance from new and existing dwellings should ensure that this is not an issue.
- 6.145 The applicant has confirmed during post-submission meetings that some residents have specifically requested that the new access road is not gated and vehicles should be able to use it freely. Officers have no objection to imposing a condition to enforce this requirement.

Pedestrian Access

- 6.146 Pedestrian access into and across the site would be improved. This improved permeability would help to improve security across the estate and reduce opportunities for anti-social behaviour to occur. As identified above, two existing pedestrian routes would be closed. The route behind Devonshire Court, which links Boswell Court to the rear of Babington, would become a secure landscaped area. The low level route along the north side of Blemundsbury, which links Orde Hall Street with the area east of Albion House, would become a residential courtyard.
- 6.147 Pedestrian access into the estate from Ormond Close, Barton Close and New North Street would be maintained, whilst new routes would be formed on Orde Hall Street at the vehicle access points.

Highway Works

- 6.148 The proposals include significant public realm improvements within the estate and it is proposed that these improvements be extended into some of the adjoining streets. A condition/Shadow Section 106 contribution of £149,838 is required so that the footways adjoining the site can be repaved at the applicant's expense.
- 6.149 The Council seek a further contribution of £54,000 towards pedestrian, cycle and public realm improvements in the vicinity of the site. This requirement is supported by the guidance set out in CPG7 and CPG8.
- 6.150 The applicant should be informed that they do not have permission to undertake any works to the public highway. Works to the public highway can only be undertaken by the Engineering Service.
- 6.151 The landscaping plan includes a wide variety of paving materials and it is recommended that only standard highway paving materials be used within the estate in order to minimise future maintenance liabilities. This is a matter which would be dealt with through a planning condition.

Trip Generation and Travel Plans

- 6.152 The proposals include the provision of 93 additional residential units and whilst there would be a modest increase in the number of trips to and from the site, it is considered unlikely that this would have an unacceptable impact on the capacity of the local highway, bus, rail or London Underground services.
- 6.153 The proposed development is above the 80 unit threshold and so a full Travel Plan is required. This should be secured through condition/Shadow S106 Agreement.

Sustainability and Energy Issues

- 6.154 The overall approach to energy should be in line with the Mayor's Energy Hierarchy i) using less energy; ii) supplying energy efficiently; iii) using renewable energy. With regard to the third element of the hierarchy there is a requirement for a 20% reduction in CO₂ through the use of on-site renewable technologies. In order to address these requirements the applicant has submitted an *Energy Strategy and a Sustainability Statement including a Code for Sustainable Homes (CfSH) pre-assessment*.
- 6.155 The energy strategy shows how the development achieves the first two elements of the hierarchy by using less energy and supplying energy efficiently. The proposal is to include a CHP unit and following the completion of the works which would reduce the energy requirement of the building by around 25% lower than the base model for new dwellings. The carbon emissions of the existing dwellings within the Estate would also be lowered by a predicted 10% over the existing system which is in place.
- 6.156 In line with policy the applicants have submitted a Code for Sustainable Homes pre assessment that shows the site can achieve a 'level 4' rating, with a score of 69.24%. The CPG states that developments should achieve 50% of the available credits in each of the energy, water sections and materials and resources sections.

The pre assessment shows that 61% is expected in the energy section, 66% is expected in the water section and 66% expected in the materials and resources section.

- 6.157 The applicant does not propose any renewable technologies as the heat generation option study analysed various system options for satisfying the space and hot water heating demand of the proposed development. The results of the study found that a combination of a combined heat and power machine backed up by gas fired boilers achieves the policy complainant carbon reduction for the development. Furthermore, the applicant has identified that renewable technologies such as wind power or solar power for generating electricity would be significantly constrained due to the size, shape and roof configurations imposed by the building proposals.
- 6.158 It is recommended that the recommendations of the energy report are secured through a condition/Shadow 106 Agreement.

Basement Impact

- 6.159 The application proposes a number of part basements, lower ground floors and lift pits (show on drawing 10907/C300 Rev D5) and therefore the application is accompanied by a BIA assessment which has full regard to the guidance set out in CPG3. The main aspects of the proposal which require excavation works can be summarised as follows:
- A lower ground floor level abutting the side of Blemundsbury Court which measures 28.4m (length) x 8.5m to 11.7m (width) x 2.4m (depth). This would house the proposed energy centre.
 - A part basement, including a lift pit, in respect of the extension to Devonshire Court, which would measure 13.9m (length) x 4.6m (width) x 2.9m (depth).
 - A lift pit is proposed in the south of the Richbell extension.
- 6.160 The assessment identifies that the area is not subject to flood risk and would not harm the structural stability of the existing buildings. The proposed basement and lift pits however would be excavated marginally below the water table. The BIA recommends that further investigations should be carried out to ensure the works are undertaken properly which include, inter alia: a further phase of ground investigation; additional foundation inspection pits on the eastern elevation of Blemundsbury Court and to the rear of 6/8 Ormond Close; modelling of ground movements arising from dewatering activities and consultation with local residents and statutory undertakers.

Contaminated land and air quality

- 6.161 A land quality assessment was submitted with the application, which has been assessed by the Council's contamination officer and found to be acceptable for the purposes of a preliminary desk study. To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous uses of the site a condition is recommended to be attached as appropriate to ensure a programme for the necessary mitigation and to

address any further contamination that may be uncovered whilst the development is progressing.

6.162 The applicant has submitted an Air Quality Assessment which demonstrates that the impact on air quality during the construction period can be mitigated by good construction practices. Such measures would be secured through the Construction Management Plan for each phase which should include a real time-dust monitoring plan in line with Camden's monitoring protocol. The submitted assessment also recommends that mechanical ventilation is installed throughout all the residential units of the scheme to provide a source of 'clean' air. This is considered prudent in view of the generally high levels of NO₂ in the vicinity.

6.163 The inclusion of the CHP within the scheme has the potential to have an impact on air quality and was not included in the originally submitted assessment. A revised air quality assessment has now been submitted which has incorporated the estimated NO₂ emissions from the CHP into the air quality modelling. Environmental Health Officers are now satisfied that the proposed CHP has been modelled appropriately. CHP systems significantly increase NO₂ compared with traditional boilers, and therefore would require the condition/shadow s106 agreement to include the following requirements:

- Total emissions from the energy plant (both the gas fired CHP and boilers) must not add more than 1% to NO₂ levels at any of the identified receptors.
- When the gas boiler and CHP specifications have been finalised, the final emissions calculations must be sent to the Sustainability Team confirming that they add less than 1% to NO₂ at any of the identified receptors.
- If any alternative technology, plant locations or flue heights to those specified in the modelling provided by TGA Consulting Engineers are included, then they must remain under the 1% increase in NO₂ threshold, and would be subject to approval by the Sustainability Team.
- CHP must adhere to the forthcoming GLA CHP emissions standards (due for publication Spring 2013)
- CHP system must be specified to the correct size (considering baseload requirements).
- Lowest NO_x systems should be utilised, this is usually a natural gas turbine system, if alternative technologies are used then justification must be provided.
- Emissions must be mitigated through the best-in-class abatement technology.
- Regular maintenance and monitoring must be undertaken to ensure that predicted emissions are not exceeded.
- Any back-up boilers must be low NO_x and energy efficient

Community infrastructure levy

6.164 The proposal would be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £151,050 (3,021 (total new GIA minus social rented GIA) x £50). This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a

commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative would be attached advising the applicant of this charge.

7. CONCLUSIONS AND RECOMENDATIONS

- 7.1 The proposed development would provide much needed new housing within the Borough. The overall quality of the accommodation being proposed meets Camden's standards and delivers over 50% affordable housing for Tybalds Estate and Parker House sites. The development would make more effective use of the site to provide new housing and community facilities.
- 7.2 The development has been designed to have 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.
- 7.3 The scheme would deliver significant environmental performance improvements through incorporation of a CHP, achieving 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 landscaping and layout improvements to the Estate as part of the Council's CIP programme.

Condition/shadow Section 106 Heads of Terms

- 7.5 A condition/shadow s106 agreement would be prepared for this Council-own scheme in order to inform the full details of all those matters that would normally be included in a s106 agreement but cannot be entered into by the Council as developer. A full list of heads of terms are set out below. It should be noted that all matters covered in the condition/shadow s106 heads of terms would form the subject of additional conditions to follow on from those included in the officer recommendation to this report, the detailed wording of which would be worked up by officers in conjunction with the Legal Division subsequent to any minded decision to grant permission taken by the Council.
1. Affordable housing delivery, including units associated with the Parker House site.
 2. Phasing Plan incorporates detailed measures for the provision of public open spaces, play facilities and community facilities during construction works.
 3. Recruitment and apprenticeships to provide five construction industry apprenticeships to Camden residents using a range of options tailored to the build requirements of the development. The placements would be delivered throughout the course of the development.
 4. Local Procurement - to work with the Council's local procurement team to provide opportunities for Camden-based businesses to tender for the supply of goods and services during construction.

5. Energy Strategy including air quality
6. Sustainability Plan
7. CHP requirements
8. Car free housing
9. Construction Management Plan
10. Construction working group
11. Highways contribution of £149,838
11. Pedestrian, cycle and public realm contribution of £54,000 towards improvements in the vicinity of the site
12. Education contribution of £28,452

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Conditions and Reasons:

- 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:

5357/4.1/ 001 (Site Location Plan); 12026-PL-00-DM-101; 12026-PL-00-DM-102; 12026-PL-00-GA-101; 12026-PL-00-GA-102; 12026-PL-00-GA-103; 12026-PL-0A-GA-201; 12026-PL-0A-GA-202; 12026-PL-0A-GA-203; 12026-PL-0A-GA-204; 12026-PL-0A-GA-205; 12026-PL-0B-GA-201; 12026-PL-0B-GA-202; 12026-PL-0B-GA-203; 12026-PL-0B-GA-204; 12026-PL-0B-GA-205; 12026-PL-02-GA-301; 12026-PL-02-GA-302; 12026-PL-02-GA-303; 12026-PL-02-GA-304; 12026-PL-03-GA-301; 12026-PL-04-GA-301; 12026-PL-04-GA-302; 12026-PL-04-GA-303; 12026-PL-04-GA-304; 12026-PL-5A-GA-301; 12026-PL-5A-GA-302; 12026-PL-5A-GA-303; 12026-PL-5A-GA-304; 12026-PL-5B-GA-301; 12026-PL-5B-GA-302; 12026-PL-5B-GA-303; 12026-PL-5B-GA-304;

12026-PL-6A-GA-301; 12026-PL-6A-GA-302; 12026-PL-6A-GA-303; 12026-PL-6A-GA-304; 12026-PL-00-SE-001; 12026-PL-00-SE-002; 12026-PL-02-EL-201;

12026-PL-02-EL-202;12026-PL-02-EL-203; 12026-PL-02-EL-204; 12026-PL-02-EL-205; 12026-PL-03-EL-201; 12026-PL-04-EL-201; 12026-PL-04-EL-202; 12026-PL-5A-EL-201;12026-PL-5B-EL-201; 12026-PL-6A-EL-201;12026-PL-02-ELX-201; 12026-PL-02-ELX-202; 12026-PL-03-ELX-201; 12026-PL-04-ELX-201; 12026-PL-04-ELX-202; 12026-PL-5A-ELX-201; 2026-PL-5B-ELX-201; 12026-PL-6A-ELX-201;12026-PL-00-SK-001; 12026-PL-00-SK-002; 001; 002; 010; 011; 012; 013; 040; 041; 042; 043; 050; 051; 052; 053; Z1 020; Z1 030 P01;Z1 031 P01;Z1 032; Z1 033; Z1 034 A; Z1 035; Z1 036;Z1 037; Z1 050; Z1 051 A;Z1 052 P01;Z1 053; Z1 054 P01; Z1 055; Z1 070; Z1 080; Z2 031; Z2 032; Z2 033; Z2 034; Z2 050; Z2 051; Z2 052; Z2 053; Z2 054; Z2 070; Z2 071; Z2 080; 10907-T129-D2;0907-T130-D1

SD1 (volume 1): Planning, Design and Access Statement (including updated floorspace schedule) (May 2013), Avanti Architects, Duggan Morris Architects, Mae Architects and Camlins Landscape Architects; SD2: Archaeological Statement prepared by CgMS (February 2013); SD3: Heritage statement prepared by Tibbalds Planning and Urban Design (February 2013); SD4 Air Quality Assessment prepared by Campbell Reith (12/02/2013); SD5 Biodiversity Survey and Report prepared by Middlemarch Environmental (11/02/2013); SD6 Energy Statement prepared by TGA and Tibbalds Planning and Urban Design (February 2013); SD7 Sustainability Statement (including CfSH pre-assessment) prepared by TGA and Tibbalds Planning and Urban Design (February 2013); SD8 Flood Risk Assessment prepared by Campbell Reith (12/02/2013); SD9 Land Quality Statement prepared by Campbell Reith (11/02/2013); SD10 Sunlight and Daylight Assessment prepared by Rights of Light Surveyors (dated 18th February); SD11 Ambient Noise Assessment prepared by Campbell Reith (11/02/2013); SD12 Transport Assessment prepared by Campbell Reith (11/02/2013); SD13 Tree Survey prepared by Middlemarch Environmental Ltd (11/02/2013); SD14 Arboricultural Statement prepared by Middlemarch Environmental Ltd (11/02/2013); SD15 Outline Construction and Environmental Management Plan prepared by Campbell Reith (11/02/2013); SD16 Basement Impact Assessment prepared by Campbell Reith (January 2013); SD17 Pre-Application Consultation Statement prepared by Tibbalds Planning and London Borough of Camden (February 2013); Additional Landscaping Information by Camlins (dated 24th May 2013); Initial Bat Survey by Middlemarch Environmental Ltd (May 2013); Letter from Right of Light Consulting (29th May 2013).

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

- 3 Sample panels of all the facing brickwork demonstrating the proposed colour, texture, face-bond 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 panels 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 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high design) of the London Borough of Camden Local Development Framework

Development Policies.

- 4 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), external doors, balconies, balustrades, communal entrance screens and gates;
 - b) Details of parapet/eave junctions at a scale of 1:10;
 - c) Manufacturer's specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 5 1.8 metre high screens, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected in the following locations prior to commencement of use of the balconies and shall be permanently retained:
- along the length of the north side of the terrace serving units 1.A.6 and 1.A.9 in the Eastern Mews houses;
 - in between the terraces serving units 6.A.7, 6.B.1 and 6.B.2 in the Falcon roof extension, units 5.B.1, 5.B.2 and 5.A.13 in the Richbell roof extension, units 2.C.1, 2.C.2, 2.C.3 and 2.C.4 in the Blemundsbyr roof extension.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to the first occupation of the relevant part of the development, details of the measures to prevent unreasonable overlooking of neighbouring premises (such as for example obscure glazing and non-opening windows up to 1.8 metres above the floor of the room in which the window is installed) shall be submitted in respect of the following elevations:
- All windows from ground - 3rd Floor levels on the south elevation of the

Devonshire Court new build.

- All bathroom windows from 1st - 6th floor levels windows on the east elevation of the side extension at Falcon.
- All first floor windows on the south elevation of new Blemundsburys mews buildings.

The measures subsequently approved shall be fully implemented in advance of the first occupation of the relevant residential unit and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 7 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.

- 8 Before the relevant part of the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facilities as approved shall be provided prior to the first occupation of the new units within the relevant part of the development and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 (Dealing with our waste and encouraging recycling) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 9 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS5 (Managing the impact

- 10 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.

- 11 No development, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, 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.

- 12 Before the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, detailed plans indicating the type and layout of cycle storage facilities for 218 cycles (as shown on drawing 1211_A186/013) 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 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 13 The 5 fully accessible car parking spaces as shown on the approved drawings shall be provided prior to the first occupation of any residential unit within the relevant phase of the development and thereafter the use of these spaces shall at

no time be used for car parking other than by registered disabled residents of, or visitors to, the wheelchair accessible units as shown on the approved drawings and no further car parking spaces shall be provided on the site other than as indicated on the approved drawings unless as otherwise may be agreed by the local planning authority in writing.

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 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP29 (Improving access) of the London Borough of Camden Local Development Framework Development Policies.

- 14 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.

- 15 Prior to the commencement of development, 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 new units 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.

- 16 No development shall commence on site until a scheme to suppress dust during site clearance and construction (including any demolition of existing buildings, breaking or crushing of concrete) has been submitted to and approved in writing by the local authority. The approved scheme shall include a watering regime and or any other form of dust mitigation where warranted and shall be implemented in its entirety once the development has commenced.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development.

- 17 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.

- 18 Development 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.

- 19 Full details of biodiverse living roofs and walls shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant part of the development commences other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting season after the relevant part of the development is first occupied. 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.

Reason: To ensure that the biodiverse living roofs are suitably designed and maintained in accordance with the requirements of policies CS13 (Tackling climate change through promoting higher environmental standards, CS14 (Promoting high quality places and conserving heritage), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development

Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design) and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 20 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).

- 21 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.

- 22 Before the relevant part of the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, a plan that indicates the full hard and soft landscape design details including tree/plant species, sizes and positions and full details regarding the design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. Landscape design shall seek to maximise soft landscaping at ground level in all open spaces and planting shall maximise the use of native species. Any hard landscaping should be of a permeable construction wherever possible to aid sustainable drainage. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting season after the relevant part of the development is first occupied.

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 (Promoting high quality places and conserving heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local

Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 23 Prior to the commencement of any works on the relevant phase of the development, details demonstrating how trees to be retained 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 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 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 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 24 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: To ensure the development contributes towards the protection of any existing habitats and valuable areas for biodiversity in accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 25 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on the relevant part of the site are commenced, other than site clearance and preparation. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 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 of the London Borough of Camden Local Development Framework Development Policies.

- 27 Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) (SD8) 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.

- 28 Prior to commencement of the development, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change. The system 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 (Tackling climate change through promoting higher environmental standards) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water) and DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

- 29 At least 28 days before development commences:
- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; 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 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.

- 30 Full details of a lighting strategy, shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant part of the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the relevant part of the development is first occupied and the first use of the space in which they are contained as appropriate.

Reason: To safeguard the appearance of the premises and the character of the immediate area, to protect the amenity of current and future occupiers from light pollution and to ensure compliance with the protection of possible habitats in accordance with policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 31 Prior to the first occupation of the relevant part of the development details of the proposed CCTV strategy, including full location, design and management details of any proposed CCTV equipment, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the relevant part of the development is first occupied.

Reason: In order to seek to protect the amenity of occupiers from possible instances of crime, fear of crime and anti-social behaviour and to safeguard the appearance of the premises and the character of the immediate area, in accordance with policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving heritage) and CS17 (Making Camden a safer place) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development

Policies.

- 32 Prior to the relevant part of the works commencing 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 policy CS14, 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.

Informatives:

- 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. The overall quality of the accommodation being provided meets the Camden's standards and delivers over 50% affordable housing for Tybalds Estate and Parker House sites. The development would make more effective use of the site to provide new housing and community facilities.

The development has been designed to have 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 scheme would deliver significant environmental performance improvements through incorporation of a CHP, achieving 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 landscaping and layout improvements to the Estate as part of the Council's CIP programme.

- 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.

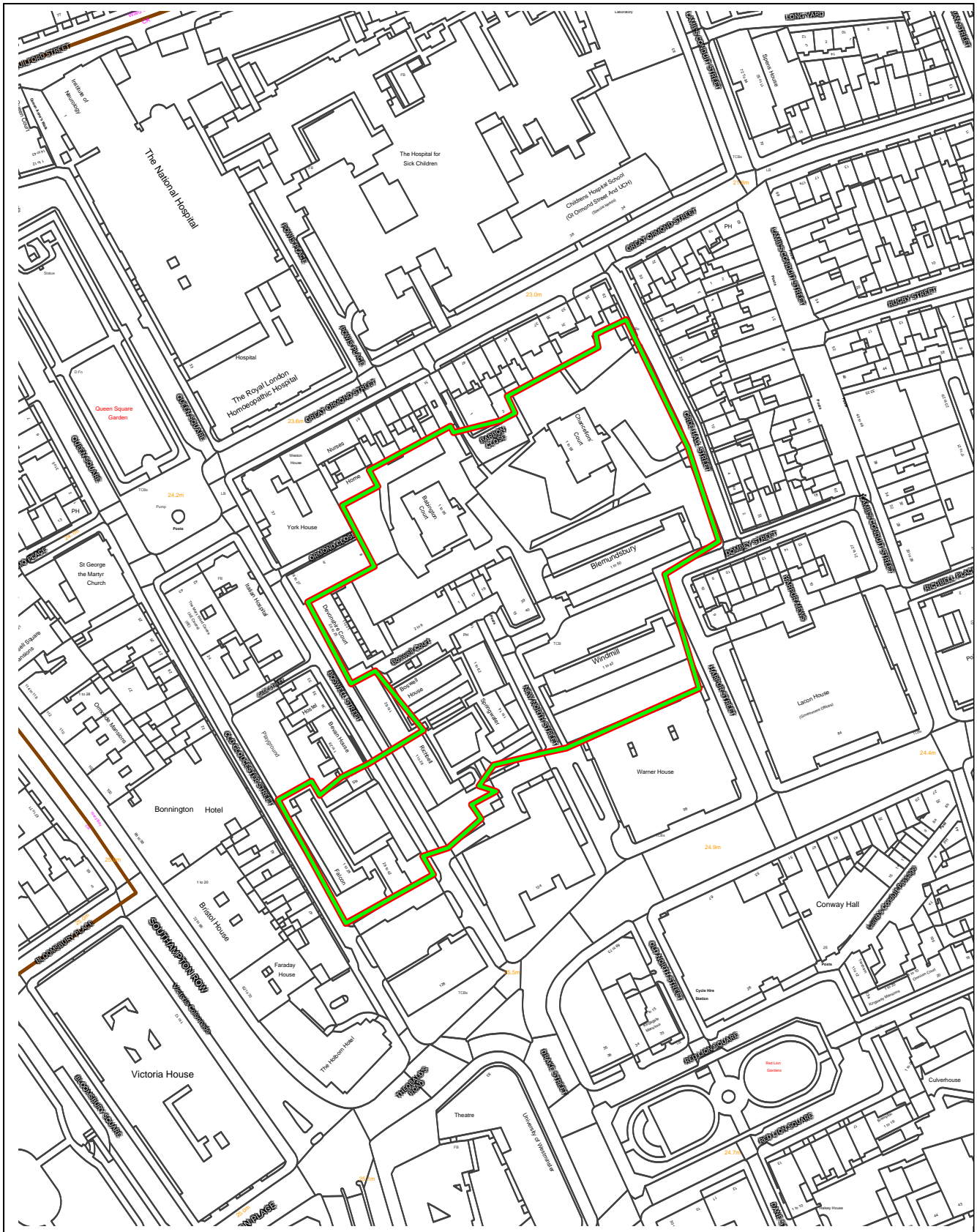
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 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.
- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways

and Litter Acts which occur as a result of construction on the site.

- 6 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).
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 8 With regard to condition no. 7 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.
- 9 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>.
- 10 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.
- 11 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>.
- 12 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.

- 13 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.
- 14 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.
- 15 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.
- 16 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.



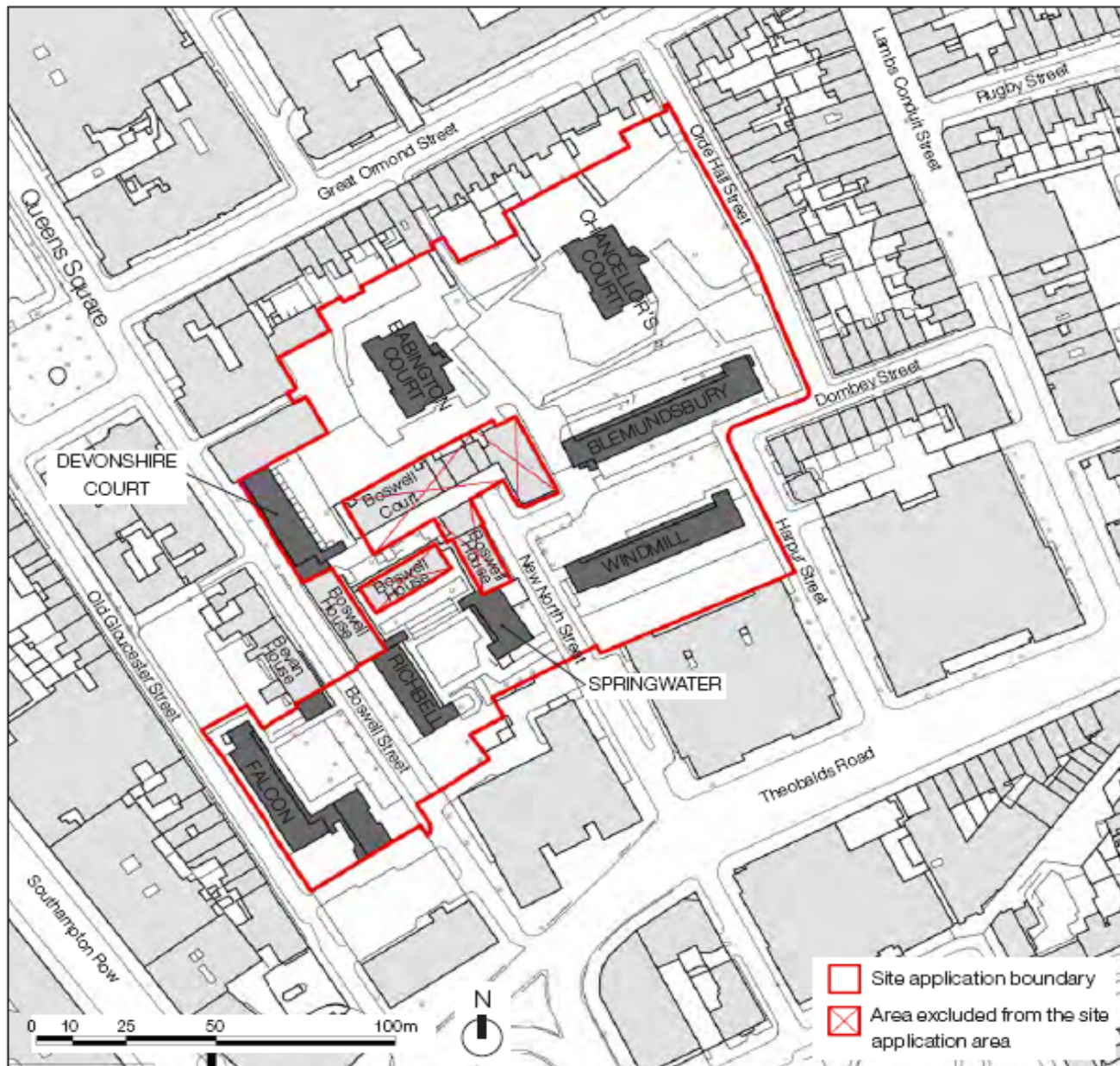
Application No: 2013/1014/P

**Tybalds Estate New North Street
London WC1N**

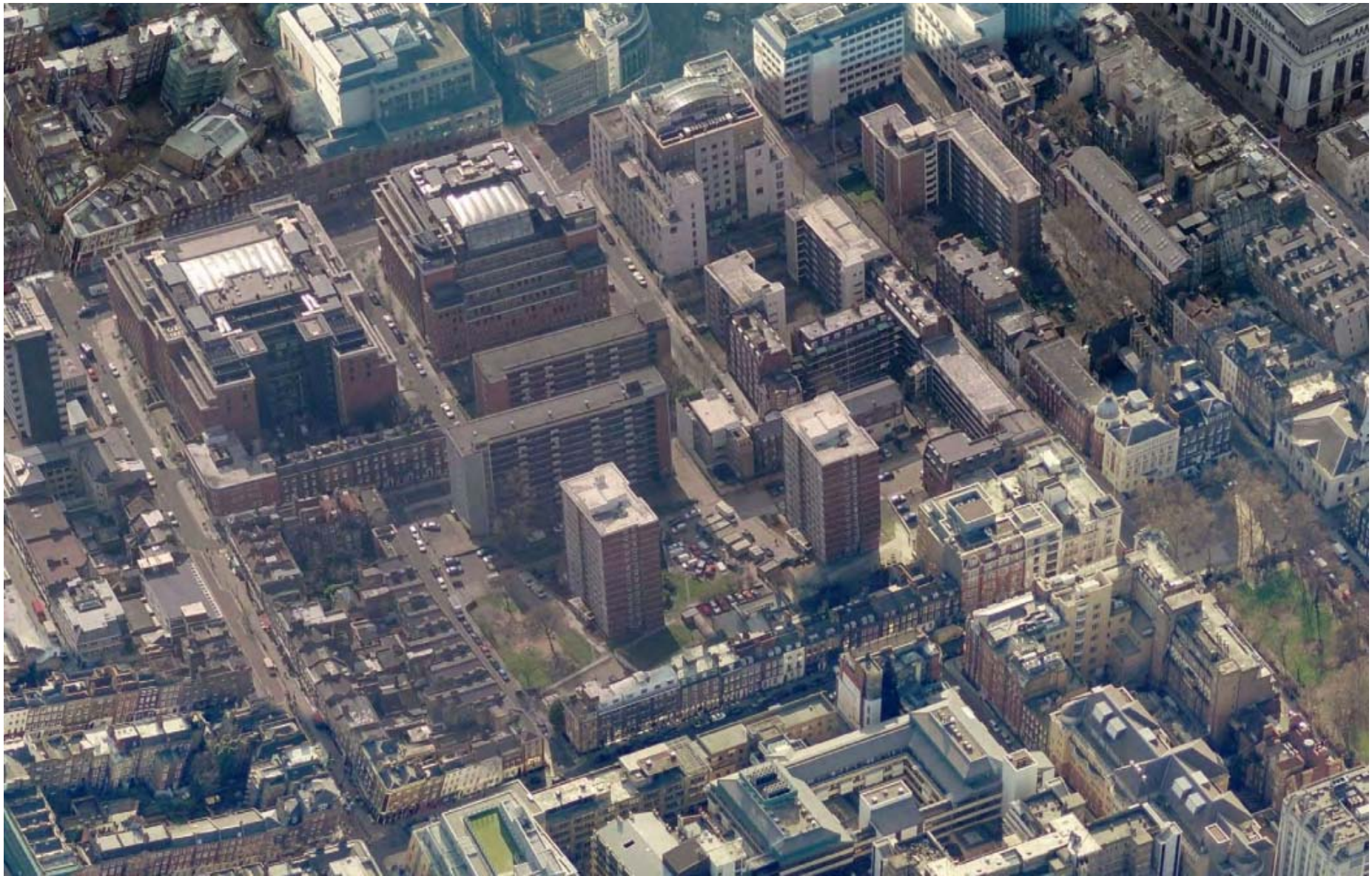
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Date:
3-Jun-13**



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Site Location Plan



Aerial view of the site looking south



The proposals for the estate are presented as six development areas for ease of navigation

Areas of the Development



1- The natural play area on Orde Hall Street. This is a well-used play facility that provides visual amenity to surrounding residents.



2- The two towers of Babington and Chancellor's Court as seen from Orde Hall Street.



3- Open space to the north of Chancellor's Court.



4- The main open area between the two towers. This space is currently dominated by poor quality hard-surfacing and underused grass areas.

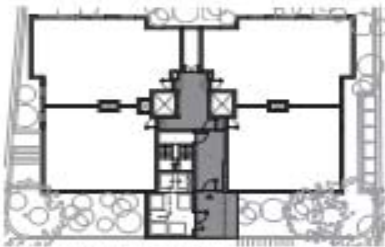


The main space between the two tower blocks represent the biggest opportunity for an improvement in quality and provision of open space on the estate

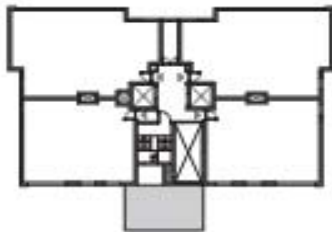
Area 1: Main Space and Chancellor's and Babington Court



Eye level view of proposed new entrance with level wheelchair access



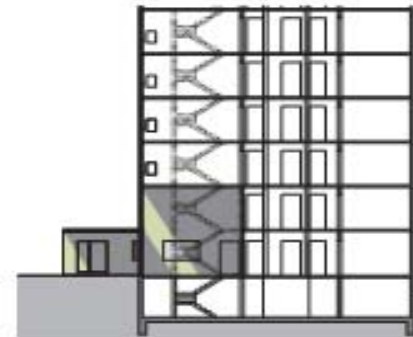
Existing ground floor plan showing back entrance - allocation of ASB



Proposed ground floor plan showing simplified entry & bin storage



Proposed elevation



Proposed section through entrance showing double-height space

Proposed front entrance to Chancellors Court



Aerial perspective of main multi-functional square

Artists impression of new square, access road & buildings.



View looking west from Orde Hall Street

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Area 1: Main Space and Chancellor's and Babington Court



1- View of the south facade of Blemundsbury as seen from the path which runs through the rose garden.



2- Existing ramped access and service area to the lower ground floor level of Blemundsbury to the north of the building.



5- Eastern end of Blemundsbury as seen from Orde Hall Street / Dombey Street.



3- View of the south end of Blemundsbury with cramped main entrance to right and bins overflowing outside building due to lack of ground floor storage area.

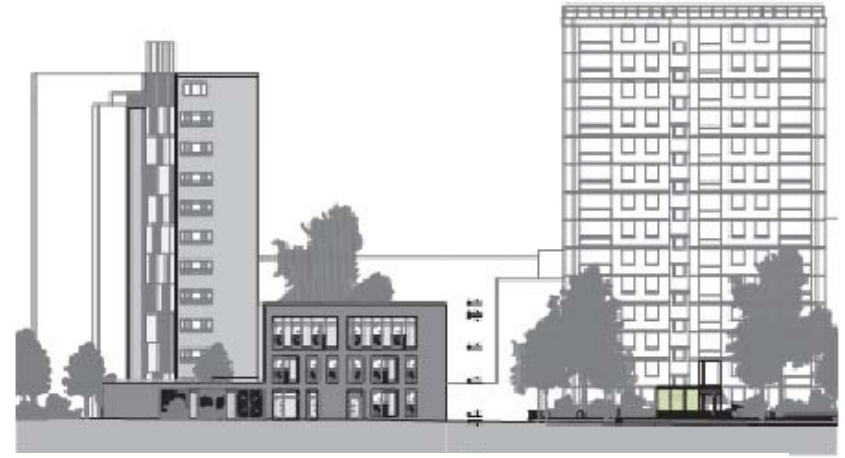


4- Entrance from Orde Hall Street adjacent to further external waste storage. Approach is blocked by kerb and level change.

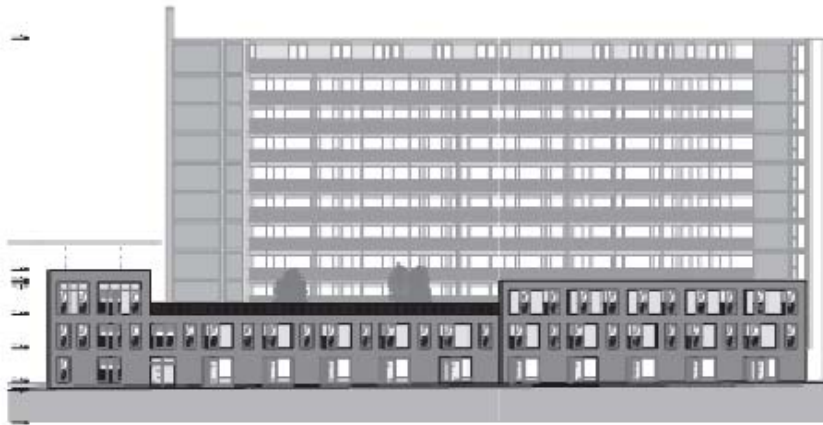
Area 2: Blemundsbury



South East Elevation to Warner House



East Elevation from Orde Hall Street



North Elevation

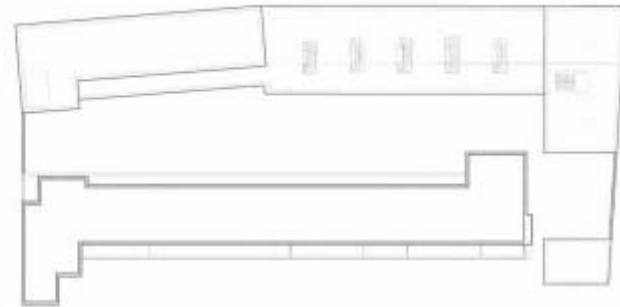


South Elevation from internal courtyard
between existing and proposed blocks

Area 2: Blemundsbury

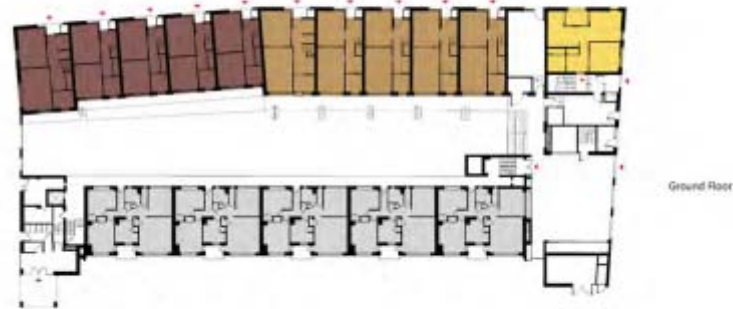


Aerial views looking from the north west (left) and the south (right) of Blemundsby block

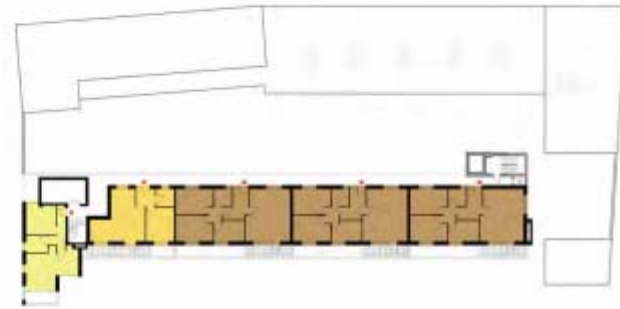


Roof

Ground Floor

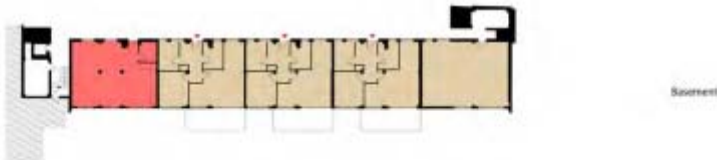


Ground Floor

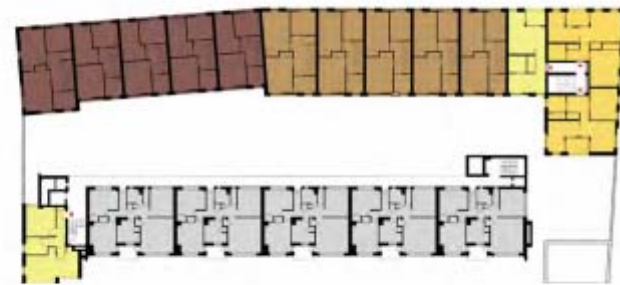


Roof Plan

Basement



Basement



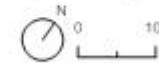
Intermediate Level

Intermediate Level

UNIT SIZE KEY

KEY:

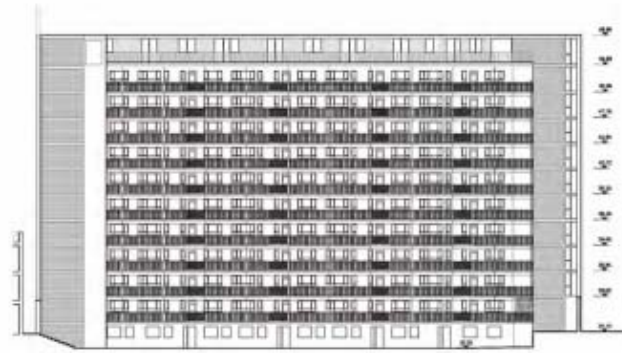
- 1B2P FLAT
- 2B3P FLAT
- 2B4P FLAT
- 3B6P FLAT
- 2B4P HOUSE
- 3B6P HOUSE
- EXISTING UNITS
- TRA Hill



Area 2: Blemundsby



South East Elevation



North West Elevation



South West Elevation of
Blemundsby



North East Elevation of
Blemundsby



Area 2: Blemundsby



Artists impression of new buildings, the courtyard and under builds



Area 2: Blemundsbury



1- View along Boswell Street showing Devonshire Court on the right. The lower ground floor houses a number of small retail units.



2- The existing space to the rear of Devonshire Court is dominated by car parking areas at present.



3- Pedestrian walkway from Boswell Street to New North Street. The existing stair core currently protrudes into this space on the left.



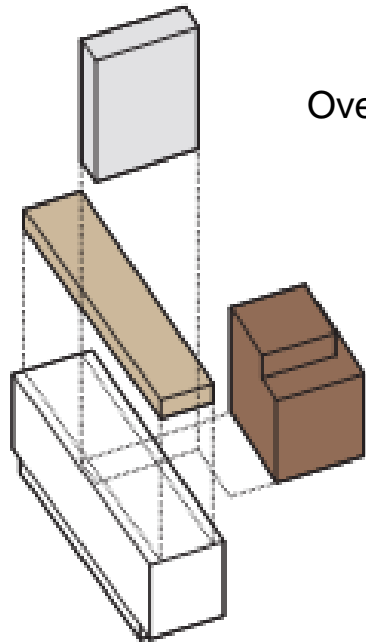
4- There is currently no overlooking of the existing parking area at ground floor level. The wall is dominated by rear access arrangements to the retail units at ground floor.




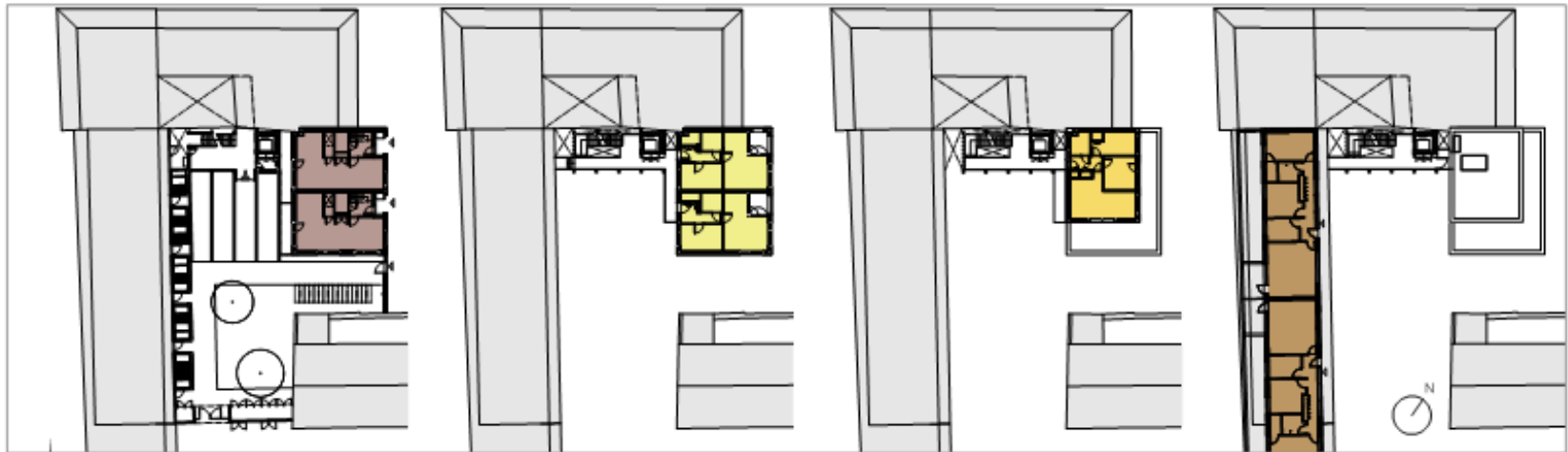
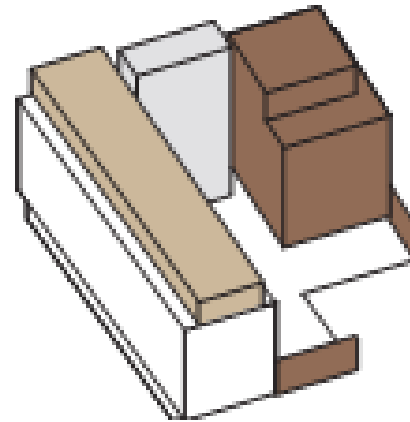
5- View of the spaces around Chancellor's Court and Devonshire Court as seen from the deck access of Blemundsbury, demonstrating the domination of hard standing and parking areas within these spaces.

Area 3: Devonshire

Overview of proposals



- Key
-  Existing Devonshire Court block
 -  Proposed fire storey block with set back at top level & garden walls - Brick with punched openings
 -  Proposed rooftop extension - Anodised panels & glazing
 -  Proposed stair core - lightweight reconstituted stone



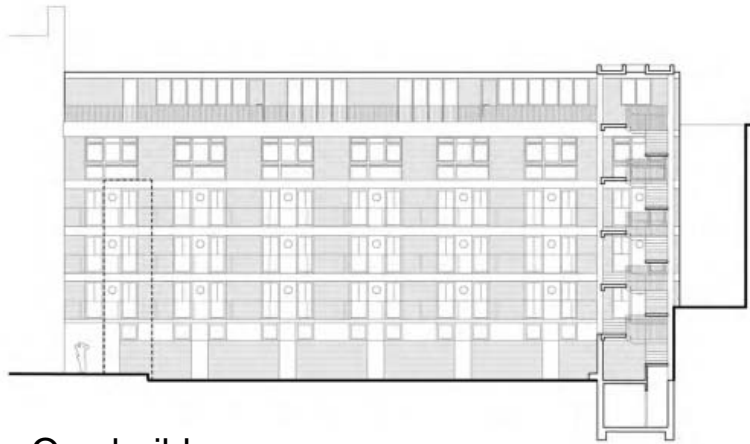
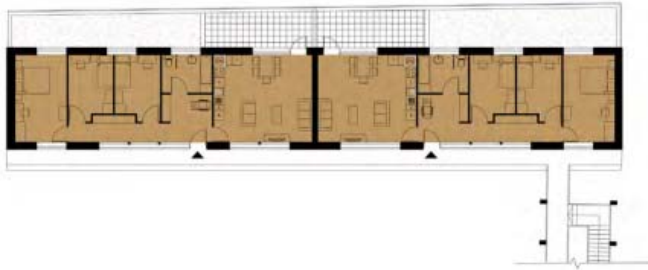
Ground Floor Plan

Typical Upper Floor Plan

4th Floor Plan

5th Floor Plan

Area 3: Devonshire



Overbuild



New build East Elevation



South Elevation of New Build



West Elevation of New Build

Area 3: Devonshire



Artists impression
stairwell linking
the new block with
the old block



Artists impression of
new block and
landscaping

Area 3: Devonshire



1- Planted area and estate parking area between Windmill and the office block that fronts onto Theobalds Road.



2- View from Windmill looking over the rose garden towards Blemundsbury.



3- Community garden area to the eastern end of the open space between Blemundsbury and Windmill (looking towards Windmill).



4- View from New North Street with car park and recycling bins in foreground.

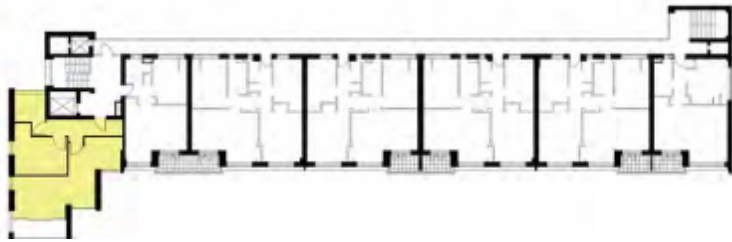


5- Main entrance together with refuse storage.



6- View from New North Street showing existing unused washroom balconies.

Area 4: Windmill



Typical Upper Floor Plan

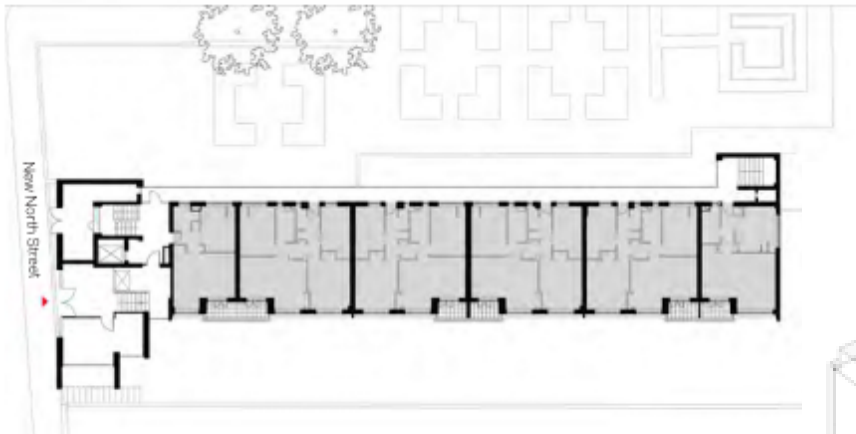
UNIT SIZE KEY

KEY:

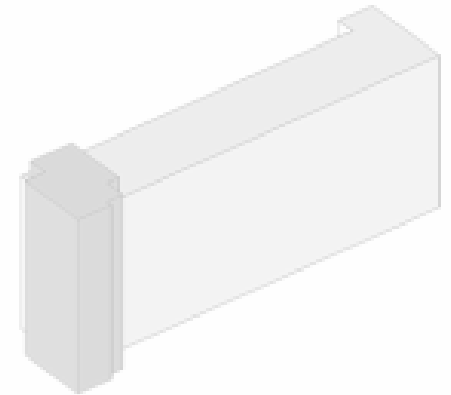
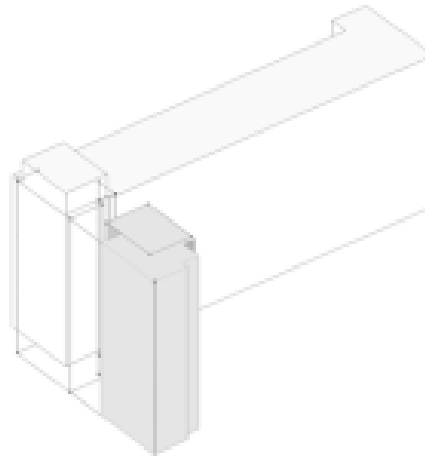
- 1B2P FLAT
- 2B3P FLAT
- 2B4P FLAT
- 3B5P FLAT
- 2B4P HOUSE
- 3B6P HOUSE
- EXISTING UNITS



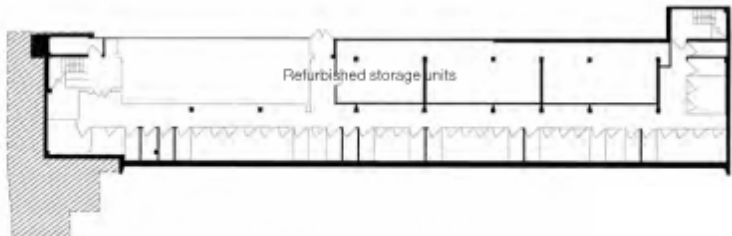
Overview of the proposals



Ground Floor Plan

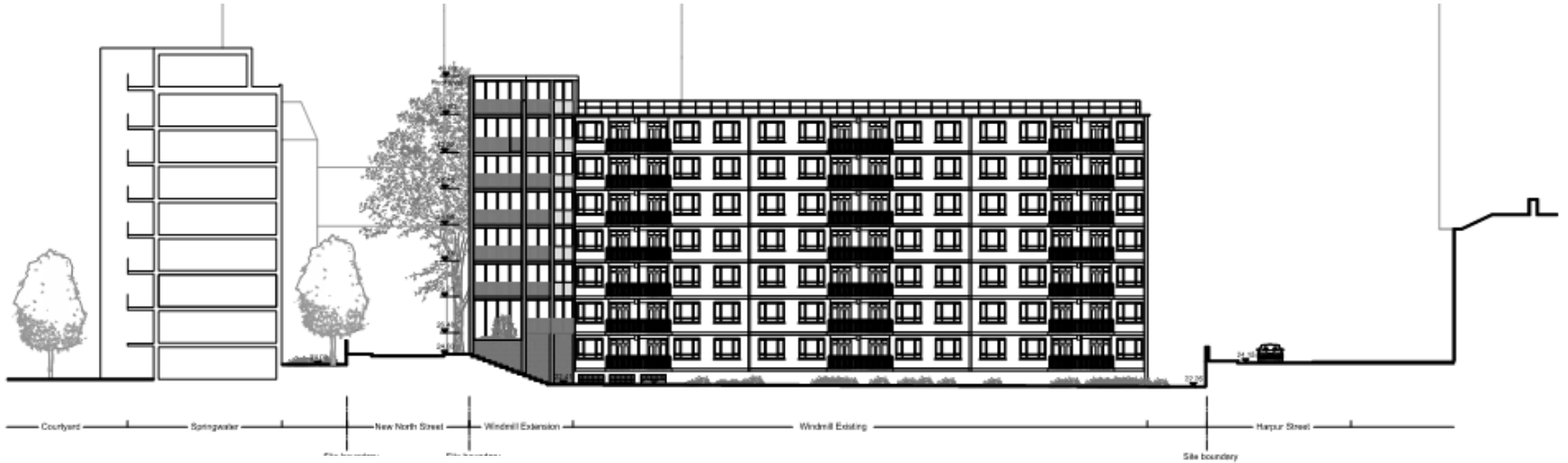


- Existing Windmill Block
- Proposed side extension



Basement Floor Plan

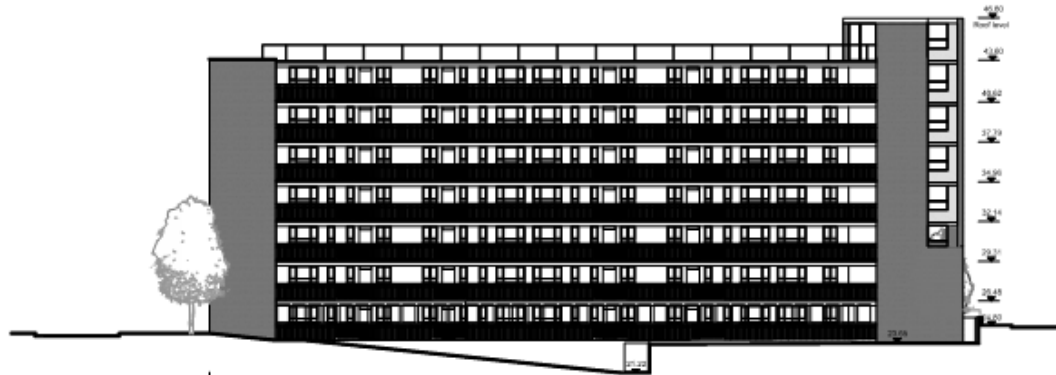
Area 4: Windmill



South East Elevation to Warner House



South West Elevation to New North Street



North West Elevation to courtyard

Area 4: Windmill

Artists impression of side extension



Area 4: Windmill



1- Existing courtyard viewed from south



2- View showing entrance to Springwater from New North Street



3- View showing entrance to Richbell from Boswell Street



4- View of Richbell from Boswell Street

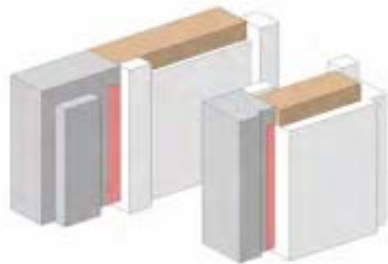
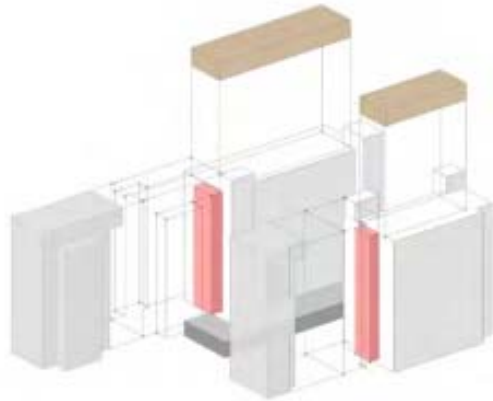


5- View within existing courtyard showing ramps and stairs



6- Springwater entrance area

Area 5: Richbell and Springwater

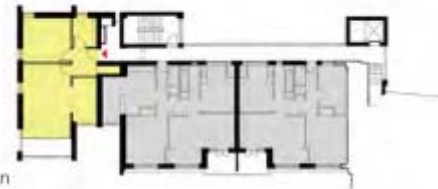


Existing Blocks	
Proposed side extension	
Proposed roof top extension	
Proposed lower ground dwellings	

Roof plan



Typical upper floor plan



Ground floor plan



Basement plan



- 1: Caretakers accommodation
- 2: Refurbished storage units
- 3: Bulk refuse storage

KEY:

- 1B2P FLAT
- 2B3P FLAT
- 2B4P FLAT
- 3B6P FLAT
- 2B4P HOUSE
- 3B6P HOUSE
- EXISTING UNITS



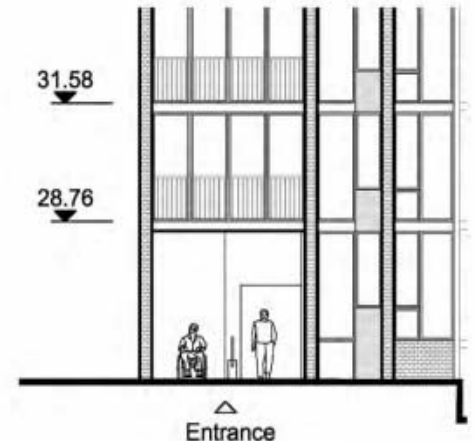
This plan shows the extent of extension to the existing single bedrooms (coloured in pink) which will be sized to double bedroom standards and will benefit from new full height windows. The design of the extensions ensures that privacy and daylight/sunlight levels remain unaffected.

Overview of the proposals

Area 5: Richbell and Springwater



East elevation to New North Street



Entrance detailing



South elevation showing side view of extension



West rear elevation showing extension & changes to cladding

Area 5: Richbell and Springwater



West Elevation to Boswell Street



South elevation showing end wall of extension

South elevation showing end wall of extension



East elevation to the internal courtyard

East elevation to internal courtyard

Area 5: Richbell and Springwater



Overbuild and side extension

New courtyard

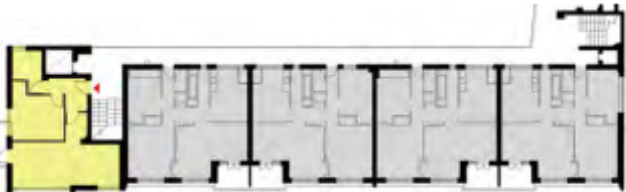


View of Richbell / Springwater courtyard

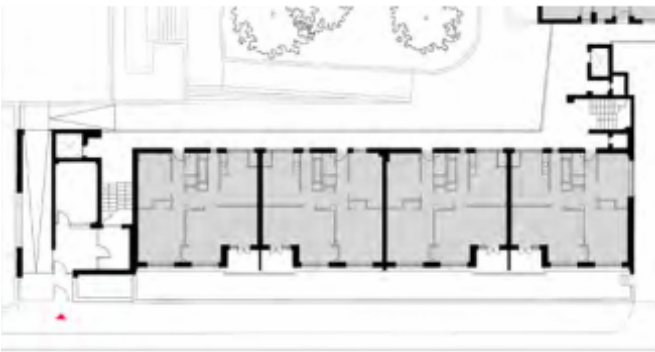
Area 5: Richbell and Springwater



Roof Plan



Typical Upper Floor Plan



Old Gloucester Street

Ground Floor Plan

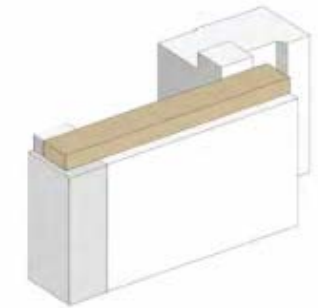
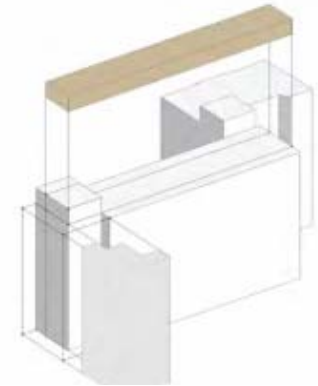


Basement Plan

UNIT SIZE KEY

KEY:

- 1B2P FLAT
- 2B3P FLAT
- 2B4P FLAT
- 3B5P FLAT
- 2B4P HOUSE
- 3B6P HOUSE
- EXISTING UNITS
- TRA Hall



Color legend

- Existing Blocks
- Proposed side extension
- Proposed roof top extension

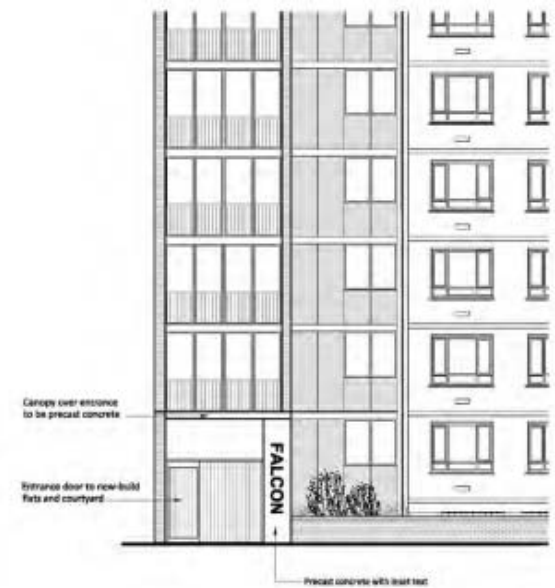


Plan of the typical side extension showing the location of rooms and windows. The only window facing the rear is a bathroom window which is not classified as a habitable room impacting on privacy. The plan shows the modest increase in size of the elevation at the rear in relation to the existing lift and stair core.

Area 6: Falcon



West elevation to Old Gloucester Street



Entrance detailing



South elevation showing side view of extension



East rear elevation showing extension and changes to existing cladding

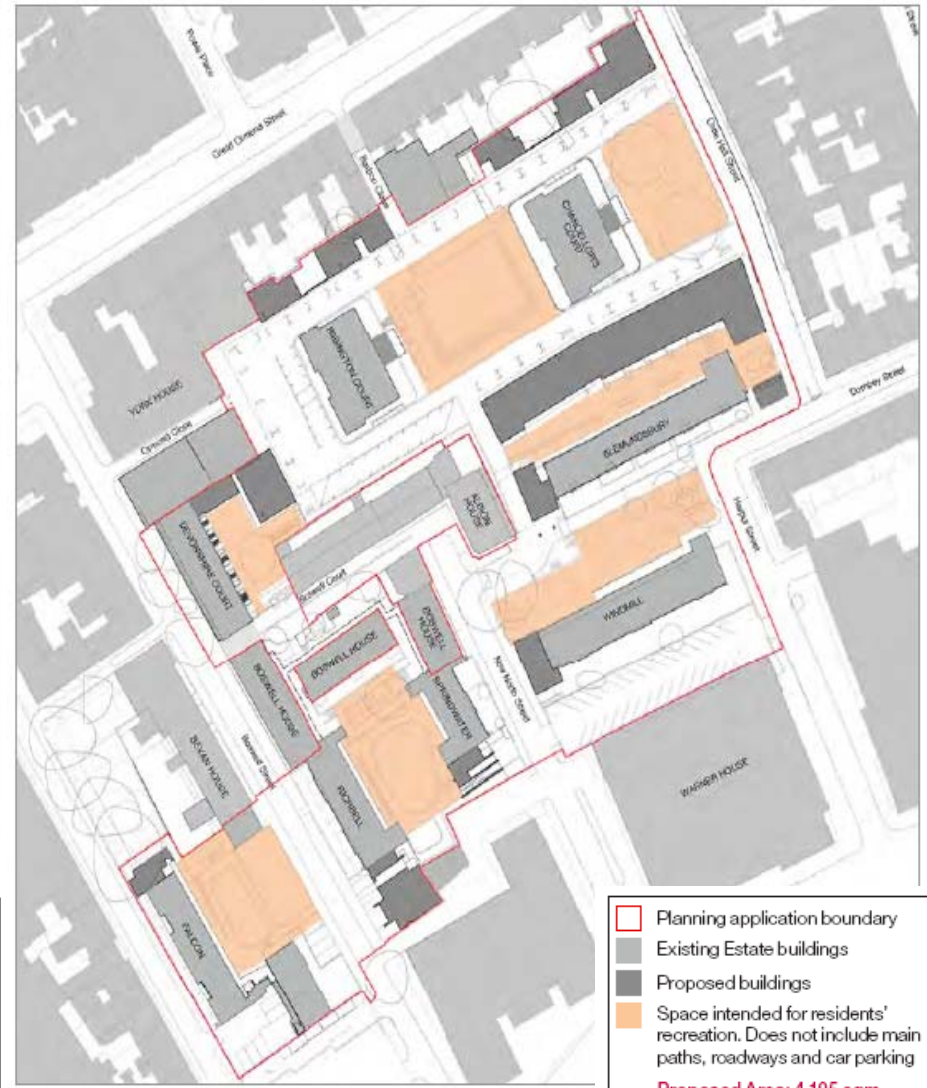
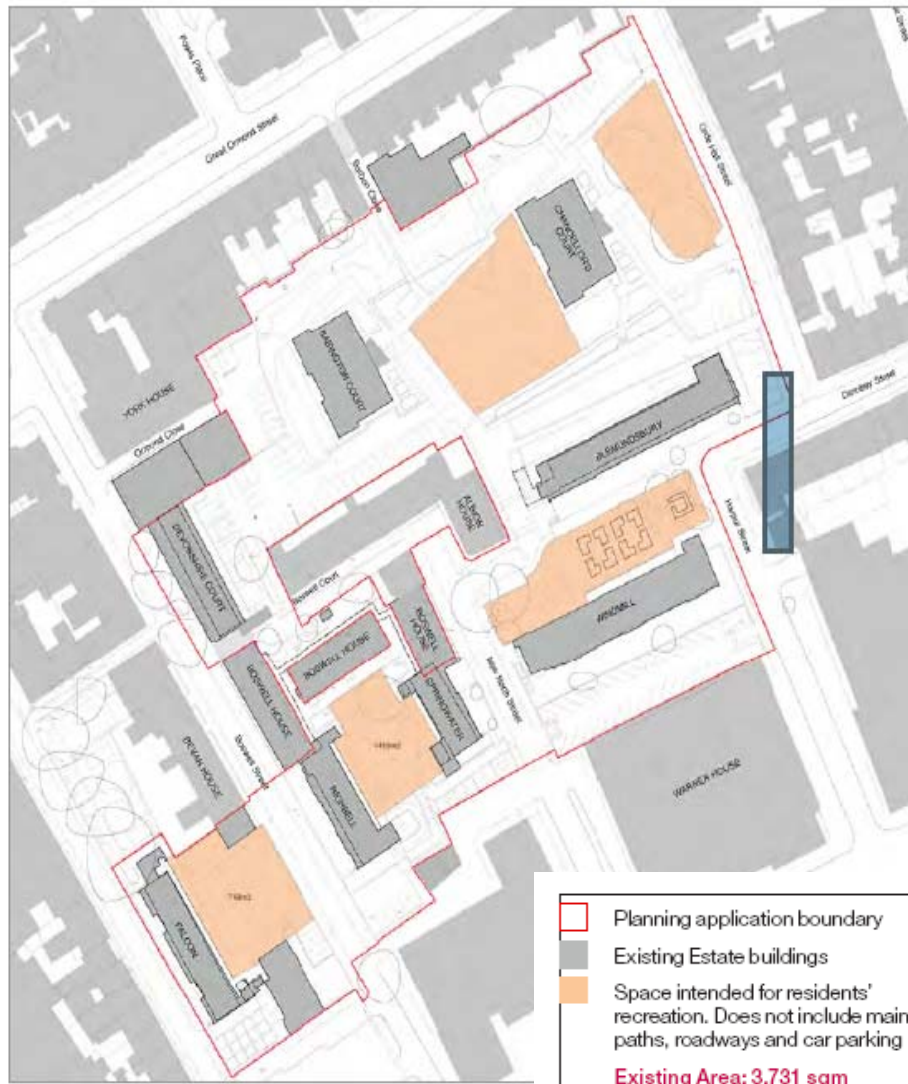
Area 6: Falcon



Artists impression of roof and side extensions



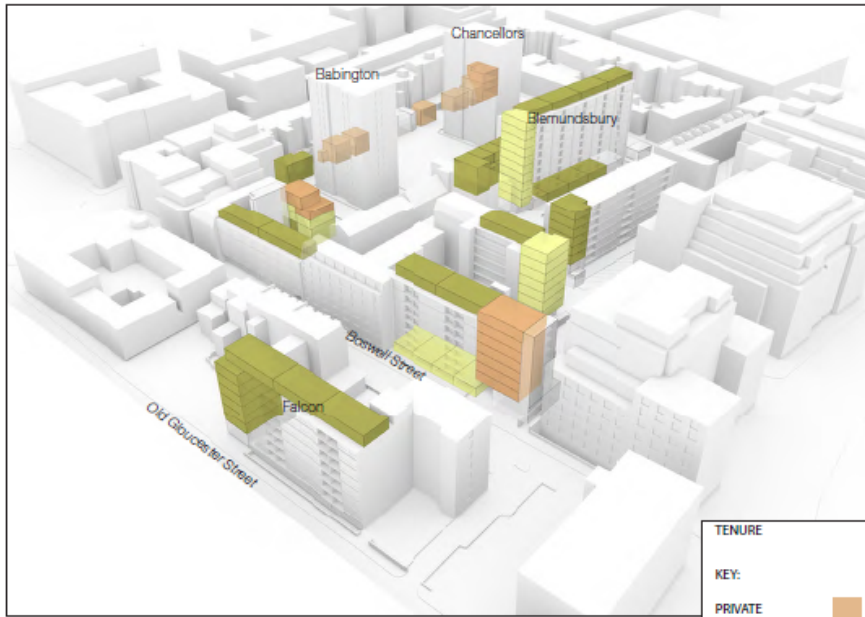
Area 6: Falcon



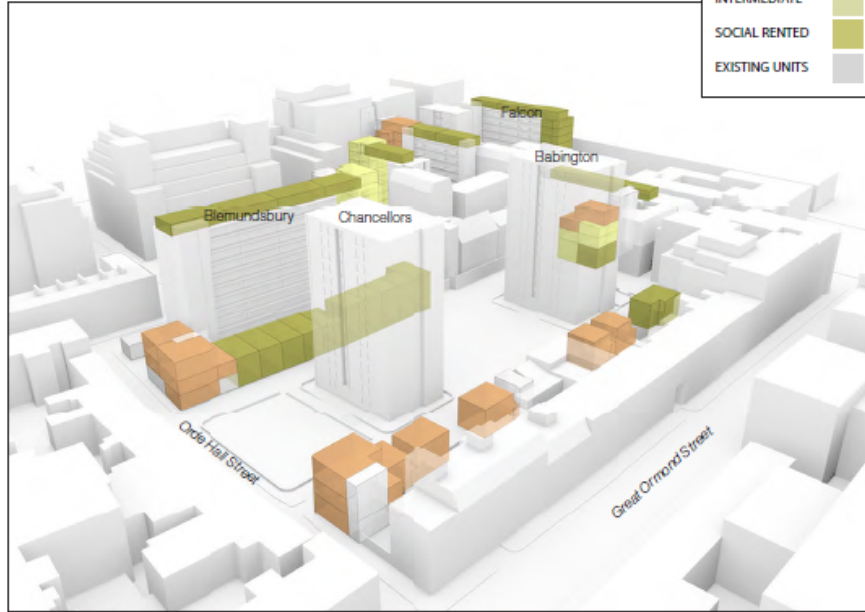
Existing

Proposed

Existing and Proposed Recreational Space



Tenure of the proposals: viewed from the west



Tenure of the proposals: viewed from the east

TENURE	
KEY:	
PRIVATE	■
INTERMEDIATE	■
SOCIAL RENTED	■
EXISTING UNITS	■



Model indicating the scale of the proposals in the north of the estate



Model indicating the scale of the proposals in the southern portion of the estate

Modeling of the proposals