

Rachel Godfrey
Quod
Ingeni Building
17 Broadwick Street
LONDON
W1F 0AX

Application Ref: **2015/1189/P**
Please ask for: **Kathryn Moran**
Telephone: 020 7974 **5709**

27 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**Land bounded by Haverstock Road
Wellesley Road and Vicar's Road including Nos 121-211 Bacton Low Rise Estate
113a,115 and 117 Wellesley Road and 2-16 Vicar's Road
Gospel Oak
London
NW5 4**

Proposal:

Variation of conditions 58 (approved plans) of planning permission 2012/6338/P dated 25/04/2013 (for Redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings to provide within buildings ranging from 2-8 storeys in height a total of 290 Class C3 residential units, comprising 176 market, 10 intermediate and 104 social rent units, 3 employment units (Class B1), new and altered public realm, landscaping, vehicular and pedestrian links/accesses, vehicular and cycle parking, bin storage and associated works) namely removal of 4 x London Plane trees on Vicars Road.

Drawing Nos:

Superseded Drawings: Tree Constraints Plan GRNGE-BCTLWRS-583707;
LL439_C_SP_009;



Drawings for Approval: Bacton Low Rise Tree Removal and Replacement Strategy by Quod dated March 2015 (Revised); Arboricultural Method Statement by Greengage dated January 2015; 15_AMS_01_22; 15_ams_01_22_plan2

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original permission dated 25/04/2013 (Ref: 2012/6338/P).

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2; c) phase 3) of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, 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. 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 quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 3 Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2; c) phase 3) of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, 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:

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.

- 4 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 (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 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected on the south elevation recessed balconies of Block A at first to fourth floor level prior to commencement of use of the balconies and shall be permanently retained.

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 1.7 metres above the floor of the room in which the window is installed) shall be submitted in respect of the following elevations:

- a) South elevation of Block A at first to fourth floor level;
- b) East elevation of Block E1 at first to fourth floor level;
- c) West elevation of Block E3 at first to fourth floor level;
- d) East elevation of Block F2 at second to fourth floor level;
- e) West elevation of Block F4 at second to fourth floor level.

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 Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2; c) phase 3) of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, 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 phase 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.

- 8 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 of growth and development) and CS14 (Promoting high quality places and conserving heritage) 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.

- 9 Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2; c) phase 3) of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, detailed plans indicating the type and layout of secure and covered cycle storage facilities for 392 cycles 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.

- 10 The 15 fully accessible car parking spaces as shown on the approved drawings shall be provided prior to the first occupation of any residential unit within phase 3 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.

- 11 Prior to first occupation of any part of the development, confirmation of the necessary measures to secure a minimum of 5 active electric vehicle charging points (4 of which are disabled spaces) and 4 passive electric vehicle charging points (all disabled spaces) within the development shall be submitted to and approved in writing by the local planning authority. Such measures shall be completed prior to first occupation of phase 3 and shall thereafter be retained.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy.

- 12 The first car club parking bay (Bay 11 on drawing number 26572/001/003 Rev C), as shown on the plans hereby approved, shall be provided in full and clearly marked out in thermoplastic paint stating "Car Club Parking Bay Only" prior to the first occupation of any residential unit within phase 3 of the development. Thereafter, at no time shall any goods, unauthorised vehicles, plant equipment or other obstruction be left in this area, and the markings shall be permanently maintained and retained unless prior written consent is given by the local planning authority.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy.

- 13 The motorcycle parking area, as shown on the plans hereby approved, shall be clearly marked out in thermoplastic paint stating "Motorcycle Parking Only" prior to

the first occupation of any residential unit within phase 3 of the development. Thereafter, at no time shall any goods, unauthorised vehicles, plant equipment or other obstruction be left in this area and the markings shall be permanently maintained and retained unless prior written consent is given by the local planning authority.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy.

- 14 The demolition of buildings or other structures within 10 metres of the operational railway infrastructure must be carried out in accordance with the agreed method statement approved under reference 2013/7888/P (granted on 29/01/14) unless otherwise agreed in writing by the local planning authority.

Reason: In order to protect the amenity of nearby occupiers and the operation of the rail network in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 15 Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed.

Reason: To safeguard the amenities of the adjoining premises and the area generally and the operation of the rail network in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 16 Where vibro-compaction machinery is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker prior to the commencement of relevant part of the works and the works shall only be carried out in accordance with the approved method statement.

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 Policies.

- 17 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 (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 Policies.

- 18 The proposed development shall be carried out in accordance with the dust suppression scheme approved under references 2013/4828/P (granted on 25/09/13) and 2013/7554/P (granted on 13/01/14), and shall be implemented in its entirety once the development has commenced, unless otherwise agreed in writing by the local planning authority.

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 Policies.

- 19 Before the first occupation of any residential unit within Block B1 and Block C of the development, a refined scheme shall be submitted to and approved by the Local Planning Authority for the sound insulation (for both airborne and impact sound at separating walls and floors) in relation to windows on the north elevation of Blocks B1 and C (adjacent to the railway line on the DHO part of the site). The scheme shall provide adequate sound insulation to prevent the transmission of noise and/or vibration from the normal activities and or external noise sources (including the use/operation of equipment) performed at the lower levels to the upper floors to a level that the internal noise levels (including LAmax) are not increased and vibration levels are not perceived as measured in BS.6472:1992 "Evaluation of human exposure to vibration in buildings [1 Hz to 80 Hz]." The scheme is required to achieve 'good' internal noise levels criteria, as set out in BS 8233:1999 Sound Insulation and Noise Reduction for Buildings - Code of Practice.

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 Policies.

- 20 The development hereby approved shall be implemented in strict accordance with the Dust Monitoring Protocol (by PBA Ref TN001A dated 07/02/2013).

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 DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

- 21 Each phase of the development shall not commence dust monitors have been positioned and are collecting and reporting on data as outlined in the Dust Monitoring Protocol (by PBA Ref TN001A dated 07/02/2013).

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 DP32 (Air Quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development Policies.

- 22 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 the relevant new residential unit. Any alternations to the approved lifetime homes features and facilities prior to the first occupation of the relevant new residential unit shall be submitted to and approved by the local planning authority in writing. The subsequently approved lifetime homes features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant new residential unit.

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 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

- 23 The features and facilities of the 29 wheelchair accessible dwellings, both adaptable and fully adapted, as indicated on the drawings and documents hereby approved, shall be provided in their entirety prior to the first occupation of the relevant block of new residential units. Any alternations to the approved wheelchair housing features and facilities, prior to the first occupation of the relevant new residential unit, shall be submitted to and approved by the local planning authority in writing. The subsequently approved wheelchair housing features and facilities

shall thereafter be provided in their entirety prior to the first occupation of the relevant new residential unit.

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 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Providing quality homes) of the London Borough of Camden Local Development Framework Development Policies.

- 24 Before the relevant part of the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, a suitably qualified chartered engineer with membership of the appropriate professional body shall be appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant part of the development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings, amenity of nearby occupiers and the character of the immediate area in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Development Policies and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 25 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the contaminated land measures approved under reference 2014/2737/P (granted on 06/05/14), unless otherwise agreed in writing by the local planning authority. At least 28 days before the relevant phase (a) phase 2; b) phase 3) of development commences other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition:

(a) a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to and approved in writing by the local planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11);

b) following the approval detailed in paragraph (a), before development commences other than site clearance and preparation, relocation of services,

utilities and public infrastructure and demolition, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results shall be submitted to and approved in writing by the local planning authority. Laboratory results must be provided as numeric values in a formatted electronic spread sheet.

c) A remediation scheme shall be submitted to and approved in writing by the local planning authority. Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

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 (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.

- 26 Full details of biodiverse living roofs 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.

- 27 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the bird and bat details approved under reference 2014/2294/P (granted on 07/11/14), unless otherwise agreed in writing by the local planning authority. Details of bird and bat nesting boxes / bricks and details of measures taken to enhance local populations of Biodiversity Action Plan priority species (hedgehog and common toad) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works

commencing on site in association with the relevant phase (a) phase 2; b) phase 3) of development. 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 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 28 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the lighting details approved under reference 2014/2376/P (granted on 30/04/14), unless otherwise agreed in writing by the local planning authority. Full details of a lighting strategy, to include information about potential ecological impacts, shall be submitted to an approved by the Local Planning Authority, in writing, before the relevant phase (a) phase 2; b) phase 3) 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.

- 29 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the hard and soft landscaping design details approved under reference 2014/2098/P (granted on 07/11/14) and including removal of the four existing plane trees hereby approved, unless otherwise agreed in writing by the local planning authority. Before the relevant phase (a) phase 2; b) phase 3) 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 relevant phase of 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 phase 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.

- 30 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 (Promoting high quality places and conserving 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.

- 31 The proposed development shall be carried out in accordance with the tree protection measures contained within the Arboricultural Method Statement dated January 2015, unless otherwise agreed in writing with the local planning authority.

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.

- 32 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the building foundation level measures approved under reference 2014/8014/P (granted on 09/07/14), unless otherwise agreed in writing by the local planning authority. 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 phase (a) phase 2; b) phase 3) 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.

- 33 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.

- 34 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the drainage details approved under reference 2014/8014/P (granted on 09/07/14), unless otherwise agreed in writing by the local planning authority. Prior to commencement of the relevant phase (a) phase 2; b) phase 3) of 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.

- 35 The development hereby approved shall be implemented in accordance with the measures outlined in the Flood Risk Assessment by Rolton Group Limited Ref 12-0083 XRP003 Rev A dated November 2012 and Email from Rolton Group Limited to Environment Agency dated 17/12/2012.

Reason: To safeguard the appearance and stability of neighbouring buildings, amenity of nearby occupiers and the character of the immediate area from possible

flooding in accordance with the requirements of policies CS5 (Managing the impact of growth and development), CS13 (Tackling climate change through promoting higher environmental standards) and CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Development Policies and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP26 (Managing the impact of development on occupiers and neighbours) and DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 36 Prior to the first occupation of the relevant phase (a) phase 1; b) phase 2; c) phase 3) 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 an approved in writing by the Local Planning Authority. The relevant phase of development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the relevant phase 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.

- 37 At a time when demand for the first car club vehicle reaches the ZipCar fleet average, the location for a second car club parking bay should be identified, and agreed in writing with the local planning authority. Thereafter the bay shall be provided in full and clearly marked out in thermoplastic paint stating "Car Club Parking Bay Only" and at no time shall any goods, unauthorised vehicles, plant equipment or other obstruction be left in this area, and the markings shall be permanently maintained and retained unless prior written consent is given by the local planning authority.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy.

- 38 Affordable housing shall be provided in accordance with the conditions and approved documents as set out in this decision. All affordable housing units shall be constructed and fitted out as units which are suitable for occupation as affordable housing and shall only be occupied for the purposes of and retained in perpetuity for Intermediate Affordable Housing in line with the London Plan definition for such as set out in the London Plan and Social Rented Housing (at rents equivalent to 'social rent' as set out in Camden's CPG2 September 2013) as the case may be; not disposing of any interest in the Affordable Housing Units

(except by way of mortgage) other than to any other Registered Provider or any other body, organisation or company registered with the Charity Commissioners for England and Wales and approved by the Regulator or the Council.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 (Contributions to the supply of affordable housing) and DP4 (Preventing the loss of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.

- 39 The proposed development shall be carried out in accordance with the phasing plan approved under reference 2014/1869/P (granted on 01/05/14), unless otherwise agreed in writing by the local planning authority. The development shall thenceforth not proceed other than in complete accordance with such Plan as will have been approved from time to time by the Local Planning Authority.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 (Contributions to the supply of affordable housing) and DP4 (Preventing the loss of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.

- 40 At the completion of phase 2 and prior to the commencement of phase 3, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition for phase 3, the applicant and/or developer shall submit to the local planning authority a Financial Viability Assessment to reappraise the affordable housing provision within phase 3 of the development. If applicable, the expectation will be for additional affordable housing to be provided on-site, but where this cannot practically be achieved on-site, an off-site contribution and then a payment-in-lieu will be provided. The additional affordable housing contribution shall be approved in writing by the Local Planning Authority and the development shall thenceforth not proceed other than in complete accordance with such Plan as will have been approved.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 (Contributions to the supply of affordable housing) and DP4 (Preventing the loss of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.

- 41 The proposed development shall be carried out in accordance with the recruitment

and apprenticeships measures approved under reference 2014/3055/P (granted on 19/05/14), unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses in accordance with policies CS8 (Promoting a successful and inclusive Camden economy) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 (Employment sites and premises) of the London Borough of Camden Local Development Framework Development Policies.

- 42 The proposed development shall be carried out in accordance with the local procurement measures approved under reference 2014/3055/P (granted on 19/05/14), unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses in accordance with policies CS8 (Promoting a successful and inclusive Camden economy) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 (Employment sites and premises) of the London Borough of Camden Local Development Framework Development Policies.

- 43 The development shall be carried out in complete accordance with the submitted Energy Strategy Report by Rolton Group Limited Ref 12-0083 XRP004 dated November 2012 to achieve a target of 29% reduction in carbon emissions from the development, unless an alternative strategy is submitted to and approved in writing by the local planning authority. The Plan shall contain mechanisms for monitoring, review and further approval by the local planning authority. The development shall at all times proceed in accordance with such Plan as will have been approved.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13 (Tackling climate change through promoting higher environmental standards) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy 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.

- 44 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the design stage code for sustainable homes measures approved under reference 2014/2953/P (granted on 13/05/14), unless otherwise agreed in writing by the local planning authority.

Prior to commencement of any part of the relevant phase (a) phase 2; b) phase 3) of development, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, the applicant and/or developer

shall submit to the local planning authority a design stage Sustainability Plan assessment setting out the manner in which the development will achieve Code for Sustainable Homes (CfSH) level 4 for the residential units achieving 50% of the un-weighted credits in the Energy and Water and Materials sections. The development shall at all times proceed in accordance with such Plan as will have been approved. Within 3 months of the first occupation of the residential units within the relevant phase c) phase 1; d) phase 2); e) phase 3 of development a post-completion certificate which demonstrates that the approved rating has been achieved shall be submitted to and approved in writing by the local planning authority.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13 (Tackling climate change through promoting higher environmental standards), CS16 (Improving Camden's health and well-being) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.

- 45 Prior to first occupation of any of the residential units, the landowner would ensure through agreement that occupiers of 222 specified units are informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay; shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council nor shall they be entitled to be granted a Business Parking Permit.

Reason: In order to ensure that the development does not contribute to increased car use and parking congestion in accordance with the requirements of policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

- 46 Prior to first occupation of the residential uses a Travel Plan which shall set out measures for promoting sustainable transport modes for residents within the relevant phase of the development, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London and shall contain mechanisms for monitoring, review and further approval by the local planning authority. The plan shall provide for a Travel Plan Co-ordinator and allow for an initial substantial review within six months of full occupation. The measures contained in the Travel Plan shall at all times remain implemented.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 (Managing the impact of growth and

development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 47 The proposed development shall be carried out in accordance with the Construction Management Plan / Construction Logistics Plan approved under references 2013/4409/P (granted on 25/09/13) and 2013/7009/P (granted on 04/09/14). The measures contained in the Construction Management Plan / Construction Logistics Plan shall at all times remain implemented throughout the duration of the works of demolition and construction, unless otherwise agreed in writing by the local planning authority.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 48 The off-site garage spaces, as specified on plan Bacton Alternative parking provision dated 30/08/2012 within Appendix B of Response to LBC Comments on Transport Assessment by Peter Brett Associates Ref 001 dated 08/02/2013, as received 14/02/2013, shall be upgraded to a reasonable standard and be ready for occupation prior to the first occupation of any residential unit within phase 2 of the development. The applicant and/or developer shall submit to the local planning authority an Off-site Garage Spaces Plan detailing evidence of the upgrade works and this will be approved in writing by the local planning authority. The development shall at all times proceed in accordance with such Plan as will have been approved.

Reason: To ensure that the replacement off-site garage space parking facilities are safe, secure and provided to serve the proposed development, and hence that the development does not contribute to increased car use and parking congestion in accordance with the requirements of policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.

- 49 Within three years from the date of the original permission (reference 2012/6338/P granted on 25/04/13) or within two years from the date of commencement of the development, whichever is the later, all of the proposed refurbishment measures to

Burmarsh workshops (Marsden Street, London, NW5 3JA), as denoted within the schedule detailed on page 2 of 'Bacton Low Rise Regeneration - Appendix to the financial model - Further Information on Employment Strategy', as submitted by EC Harris on 30/11/2012, shall be fully completed. The applicant and/or developer shall submit to the local planning authority a Burmarsh Employment Plan detailing evidence of the full completion of works and this will be approved in writing by the local planning authority. The development shall at all times proceed in accordance with such Plan as will have been approved.

Reason: To ensure that the development makes adequate provision to the improvement of employment floorspace elsewhere in the Borough that provides employment opportunities for local residents in accordance with policies CS8 (Promoting a successful and inclusive Camden economy) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 (Employment sites and premises) of the London Borough of Camden Local Development Framework Development Policies.

- 50 The proposed development shall be carried out in accordance with the measures to secure provision of community facilities approved under reference 2014/0771/P (granted on 04/02/14) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the scheme makes satisfactory provision for community facilities in accordance with policies CS10 (Supporting community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.

- 51 The proposed development shall be carried out in accordance with the monitoring/review Travel Plan measures approved under reference 2014/4962/P (granted on 02/02/15) unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that the travel demands from the development can be monitored and maintained in line with a Travel Plan in accordance with the requirements of policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 52 The proposed development shall be carried out in accordance with the Legible London measures approved under reference 2014/0771/P (granted on 04/02/14) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the scheme makes adequate provision for promoting walking as a sustainable transport alternative and mitigating its impact on public transport in accordance with the requirements of policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development) and DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.

- 53 The proposed development shall be carried out in accordance with the measures to secure provision of, and improvements to, public open space approved under reference 2014/0771/P (granted on 04/02/14) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the scheme makes adequate provision for open space facilities in the area and that the impact of the scheme on open space facilities is mitigated in accordance policies CS5 (Managing the impact of growth and development), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP31 (Provision of, and improvements to public open space and outdoor sport and recreation facilities) of the London Borough of Camden Local Development Framework Development Policies.

- 54 The proposed development shall be carried out in accordance with the public art measures approved under reference 2014/2384/P (granted on 03/06/14) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the scheme makes adequate provision for public art as part of the urban design process in enhancing public spaces and the surrounding townscape in accordance with policies CS14 (Promoting high quality places and conserving heritage) and CS19 (Delivering and monitoring the Core Strategy) 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.

- 55 The proposed development shall be carried out in accordance with the highways works measures approved under reference 2014/0771/P (granted on 04/02/14) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment in accordance with the requirements of policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel), CS17 (Making Camden a safer place) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development), DP17 (Walking, cycling and public transport), DP20 (Movement of goods and materials) and DP21

(Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

- 56 The proposed development shall be carried out in accordance with the local education infrastructure measures approved under reference 2014/0771/P (granted on 04/02/14) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the impact of the scheme on the local education infrastructure is mitigated in accordance with policies CS10 (Supporting community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies.

- 57 In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be progress on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 and 54 within this decision notice of planning permission.

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

- 58 Condition 58 of the planning permission granted on 25 April 2013 under reference number 2012/6338/P shall be replaced by the following condition:
The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan dated 21/11/2012; 202_A_P_001_00; 202_A_P_010_00;
202_A_D_100_001; 202_A_P_003_01; 202_A_P_003_02; 202_A_P_003_03;
202_A_P_DHO_100_00 Rev 01; 202_A_P_DHO_100_01 Rev 01;
202_A_P_DHO_100_02 Rev 01; 202_A_P_DHO_100_03 Rev 01;
202_A_P_DHO_100_04 Rev 01; 202_A_P_DHO_100_05 Rev 01;
202_A_P_DHO_100_06 Rev 01; 202_A_P_DHO_100_07 Rev 01;
202_A_P_DHO_100_08 Rev 01; 202_A_P_DHO_200_01 Rev 01;
202_A_P_DHO_200_02 Rev 01; 202_A_P_DHO_200_03 Rev 01;
202_A_P_DHO_300_00 Rev 01; 202_A_P_DHO_300_01;
202_A_P_DHO_300_02 Rev 01; 202_A_P_DHO_300_03;
202_A_P_DHO_300_04 Rev 01; 202_A_P_DHO_400_01;
202_A_P_BLR_100_B01; 202_A_P_BLR_100_00 Rev 01;
202_A_P_BLR_100_01; 202_A_P_BLR_100_02; 202_A_P_BLR_100_03;
202_A_P_BLR_100_04; 202_A_P_BLR_100_05; 202_A_P_BLR_100_06;
202_A_P_BLR_100_07; 202_A_P_BLR_100_08; 202_A_P_BLR_200_01;
202_A_P_BLR_200_02 Rev 01; 202_A_P_BLR_200_03; 202_A_P_BLR_200_04;
202_A_P_BLR_200_05; 202_A_P_BLR_300_00; 202_A_P_BLR_300_01;
202_A_P_BLR_300_02; 202_A_P_BLR_300_03; 202_A_P_BLR_300_04;
202_A_P_BLR_300_05; 202_A_P_BLR_300_06; 202_A_P_BLR_400_01;
202_A_P_DHO_110_001 Rev 01; 202_A_P_DHO_110_002;

202_A_P_DHO_110_006; 202_A_P_DHO_110_007; 202_A_P_DHO_110_008;
202_A_P_DHO_110_009; 202_A_P_DHO_110_010 Rev 02;
202_A_P_DHO_110_011; 202_A_P_DHO_110_012; 202_A_P_DHO_110_013
Rev 02; 202_A_P_DHO_110_014; 202_A_P_DHO_110_015 Rev 02;
202_A_P_DHO_110_016; 202_A_P_DHO_110_017; 202_A_P_DHO_110_018;
202_A_P_DHO_110_019 Rev 01; 202_A_P_DHO_110_020;
202_A_P_DHO_110_021; 202_A_P_BLR_110_001; 202_A_P_BLR_110_002;
202_A_P_BLR_110_003; 202_A_P_BLR_110_004; 202_A_P_BLR_110_005;
202_A_P_BLR_110_006; 202_A_P_BLR_110_007; 202_A_P_BLR_110_008;
202_A_P_BLR_110_009; 202_A_P_BLR_110_010; 202_A_P_BLR_110_011;
202_A_P_BLR_110_012; 202_A_P_BLR_110_013; 202_A_P_BLR_110_014;
202_A_P_BLR_110_015; 202_A_P_BLR_110_016; 202_A_P_BLR_110_017;
202_A_P_BLR_110_018; 202_A_P_BLR_100_019; 202_A_P_BLR_100_020;
202_A_P_BLR_100_021; 202_A_P_BLR_100_022; 202_A_P_BLR_100_023;
202_A_P_BLR_100_024; 202_A_P_BLR_100_025; 202_A_P_BLR_100_026;
202_A_P_BLR_100_027; 202_A_P_BLR_100_028; 202_A_P_BLR_200_030;
202_A_P_BLR_200_031; 202_A_P_BLR_200_032; 202_A_P_BLR_200_033 Rev
01; 202_A_P_BLR_300_034; 202_A_P_BLR_300_035; 202_A_P_BLR_200_036;
202_A_P_BLR_200_040; 202_A_P_BLR_200_049; 202_A_P_BLR_200_050;
202_A_P_BLR_200_051 Rev 01; 202_A_P_BLR_200_052;
202_A_P_BLR_300_064; 202_A_P_BLR_300_065; 202_A_P_BLR_200_067;
202_A_P_BLR_200_068; 202_A_P_BLR_200_069; 202_A_P_BLR_200_070;
202_A_P_BLR_200_071; 202_A_P_BLR_200_072; 202_A_P_BLR_200_073;
202_A_P_BLR_300_074; 202_A_P_BLR_300_075; 202_A_P_BLR_200_076;
202_A_P_BLR_200_077; 202_A_P_BLR_200_078; 202_A_P_BLR_200_079;
LL439_C_SP_001 Rev J; LL439_C_SP_002 Rev K; LL439_C_SP_003 Rev D;
LL439_C_SP_004 Rev B;

- 59 Design & Access Statement; Statement of Community Involvement Ref 202-A-REP-DA by Karakusevic Carson Architects; Appendix to Design & Access Statement by Karakusevic Carson Architects; Block C Design Development Supplementary Addendum to Planning Application Ref 202_A_REP_ADDENDUM_01 dated December 2012 by Karakusevic Carson Architects; Landscape Proposals by Camlins Rev A 08.02.2013 8th Revision dated 04/02/2013; Construction Management Plan by EC Harris; Planning Statement by Quod Ref Q30150 dated 22/11/2012; Bat Survey Report by Greengage Ref 550355mtJul12FV01_Bat_Survey dated January 2013; Ecological Extended Phase 1 Habitat & Protected Species Survey by Greengage Ref 550338MTJan13FV02_Phase1_Bacton dated January 2013; Daylight & Sunlight Report by GVA Schatunowski Brooks dated November 2012; Addendum Daylight & Sunlight Report by GVA Schatunowski Brooks dated November 2012; Second Addendum Daylight and Sunlight Report by GVA Schatunowski Brooks dated February 2013; Daylight Analysis Bacton Low Rise by GVA Schatunowski Brooks dated 28/02/13, as submitted 03/03/13;
- BRE073, as submitted 03/03/13; Air Quality Assessment by Peter Brett Associates Ref 26572/004 Rev 01 dated 20/11/2012; Basement Impact Assessment Revision B by Rolton Group Limited Ref 12-0083 XRP007 dated February 2013; Requirements for Code for Sustainable Homes Level 4 by EC Harris; Energy

Strategy Report by Rolton Group Limited Ref 12-0083 XRP004 dated November 2012; Flood Risk Assessment by Rolton Group Limited Ref 12-0083 XRP003 Rev A dated November 2012; Geotechnical and Geo-Environmental Report by Rolton Group Limited Ref 12-0083 XRP005 Rev A dated November 2012; Noise and Vibration Assessment by Peter Brett Associates Rev 26572/003R001 Rev 01 dated 22/11/2012; Sustainability Statement by EC Harris; Transport Assessment by Peter Brett Associates Ref Issue 1 Rev 1 dated 23/11/2012; Tree Survey, Implications Assessment and Constraints by Greengage Ref 550355MTSept12FV04_BS5837 dated November 2012; Email from Rolton Group Limited to Environment Agency dated 17/12/2012; Impact Assessment and Tree Removal - Addendum by Greengage, as received 12/02/2013; Dust Monitoring Protocol Technical Note by Peter Brett Associates Ref TN001A dated 07/02/2013; Response to LBC Comments on Transport Assessment by Peter Brett Associates Ref 001 dated 08/02/2013, as received 14/02/2013; Trip Generation Calculations - Residential Land Use, dated 08/02/13, as received 27/02/13; TRAVL - Average Trip Rate by Mode and Time, as received 27/02/13; Revised Trip Generation trips by mode and time, as received 27/02/13; Revised Trip Generation trips by time, as received 27/02/13; Email from Greengage dated 22/02/2013 and associated annotated photographs (x3), untitled Vicars Road RPZ plan; Email from Greengage dated 03/03/2013.

Bacton Low Rise Tree Removal and Replacement Strategy by Quod dated March 2015 (Revised); Arboricultural Method Statement by Greengage dated January 2015; 15_AMS_01_22; 15_ams_01_22_plan2

- 60 Prior to replanting of the replacement trees details of the replacement trees shall be submitted to and approved by the Local Authority. Replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14, CS15 [if trees and/or in CA] 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.

Informative(s):

- 1 Reasons for granting variation of conditions:

Planning permission was granted in April 2013 (following the completion of the shadow S106 Legal Agreement) for the redevelopment of the site for 290 Class C3 residential units, 3 employment units (Class B1), and various associated works. The applicant is now seeking to make a number of minor material amendments to the approved scheme (known as a 'section 73 application'). This relates solely to phase 1 of the proposed development (the District Housing Office - DHO - part of

the site). The main changes are summarised as follows:

There are four existing plane trees located within Vicars Road. The applicant seeks permission to remove the trees to deliver the approved scheme. The applicant has provided justification that retaining the trees would jeopardise the development programme.

The applicant has explored options to deliver the scheme whilst retaining the trees. However the drainage and service undertakers services would have to be routed under the trees. Given the limited space these services could harm the root protection areas of the trees. The excavation required to install the drainage is likely to either kill the trees through root severance or render the tree unstable. Therefore to deliver the housing development these trees need to be removed prior to the commencement of construction.

The amenity value of the existing plane trees and the contribution towards the streetscene is recognised. However the four plane trees on the Vicars Road boundary of the site are considered to be of poor form due to recent heavy pruning. The existing trees are not located within a conservation area and are not subject to tree preservation orders.

It is proposed that the trees will be replaced. The replacement tree species proposed, London plane, is the same as the existing trees which is considered to be a sustainable choice, suitable for the site and would enhance the character of the area. In order to preserve the character of the street post development and to mitigate against the loss of canopy cover provided by the existing trees a larger size of tree than specified will be required, details of which will be secured by condition. On balance it is considered that the removal of the trees and replacement with the same species is acceptable.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision and duly taken into account prior to making this decision. The concerns relate to the loss of the existing plane trees and the consequent detrimental impact on the local environment and well-being of residents in the area. The objector states that the existing trees contribute to sustainable urban drainage, reduce the impact of heavy rainfall (flooding), are less costly to maintain in comparison to landscaped gardens, have positive effects on climate change and provide a buffer for noise pollution. Several representations in support of the scheme have been received stating that the existing trees are poor quality and an eyesore and their retention is preventing the delivery of new homes. The supporters of the variation to the approved scheme support the removal of the existing trees on the basis that they will be replaced with better quality trees. All representations received have been considered and the site's planning history was taken into account in coming to this decision.

- 2 For the purposes of clarity, it is noted that many of the conditions included on the original permission have been repeated in a revised form on this decision notice. This is to aid the ease of future approval of detail submissions (e.g. specific reference to each phase of the development as parts a) b) and c) of specific conditions) and reflect that in the intervening time a number of approval of details

have already been discharged at the application site. The repeating of conditions aligns with The Planning Practice Guidance.

As such, the proposals are in general accordance with policies CS 13 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22 and DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.19 and 7.21 of the London Plan 2011; and paragraphs 14, 109 and 118 of the National Planning Policy Framework.

- 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 IL. 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 be 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 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, 5 Pancras Square, London, N1C 4AG, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 5 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, 5 Pancras Square, London, N1C 4AG (tel: 020-7974 6941).

- 6 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.
- 7 With regard to condition 22 (lifetime homes) you are advised to look at Camden Planning Guidance for further information and if necessary consult the Access Officer, 2nd Floor, 5 Pancras Square, London, N1C 4AG (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. Linked to this and condition 23 (wheelchair housing) it is shown that 19 social rent and 10 market wheelchair units are shown on the approved plans. More specifically there are 5x2 bed wheelchair accessible social rent units in Block A; there are 14 (4x2 bed and 10x3 bed) wheelchair accessible social rent units in Blocks E1, E2 and E3; and 10x3 bed wheelchair accessible market units in Blocks D1 and F1.
- 8 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], 5 Pancras Square, London, N1C 4AG (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 9 With regard to the employment units hereby permitted, you are advised that this permission is granted without prejudice to the possibility of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email planning@camden.gov.uk.
- 10 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) 5 Pancras Square, London, N1C 4AG.
- 11 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 12 With regard to condition 25 (contaminated land) the preliminary risk assessment is required in accordance with CLR11 model procedures for management of

contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminatedland/>, or from the Environment Agency at www.environment-agency.gov.uk.

- 13 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in building up the data base of up-to-date ecological information and this will help in future decision making.
- 14 Active bird nests are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended) which states that it is an offence to disturb, damage or destroy the nest of any wild bird while that nest be in use or being built. Active nests are highly likely to be present within the site during peak nesting season, considered by Natural England as between 1 March and 31 July. It should be noted that active nests are afforded legal protection at all times and can be encountered throughout a nesting season which may extend between mid-February and October depending on bird species and weather conditions. Nesting habitats which includes trees, shrubs, climbing plants, grounds flora, buildings and other structures may be cleared at any time of year where survey (undertaken by a suitably experienced person) can establish active nests are absent. For further information contact Natural England on 0845 600 3078.
- 15 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.
- 16 The applicant's attention drawn to section 60 of the Control of Pollution Act 1974.
- 17 Network Rail advises that prior to the commencement of any works on site, the developers must contact Network Rail to inform them of their intention to commence works. This must be undertaken a minimum of 6 weeks prior to the proposed date of commencement.
- 18 Network Rail advises that any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures.

- 19 Network Rail advises that any scaffold, cranes or other mechanical plant must be constructed and operated in a "fail safe" manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. To avoid scaffold falling onto operational lines, netting around the scaffold may be required. In view of the close proximity of these proposed works to the railway boundary the developer should contact Network Rail's Asset Protection Team.
- 20 Network Rail advises that if it is necessary to close the railway and restrict rail traffic, "possession" of the railway must be booked via Network Rail's Asset Protection Team (assetprotectionLNE@networkrail.co.uk) and are subject to a minimum prior notice period for booking of 20 weeks
- 21 Network Rail advises that where works are proposed adjacent to the railway it may be necessary to serve the appropriate notices on Network Rail and their tenants under the Party Wall etc Act 1996. Developers should consult with Network Rail at an early stage of the preparation of details of their development on Party Wall matters.
- 22 With regard to condition 9 (cycle details) you are advised to consider Camden Planning Guidance 7 (Transport) Chapter 9 (Cycling facilities) in full prior to the submission of any approval of details application of this nature.
- 23 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.
- 24 With regard to condition 26 (Living roofs) you are advised that the substrate depth should vary between 80mm and 150mm with peaks and troughs, but should average at least 130mm. The design and planting scheme should be informed by a site biodiversity assessment and reflect the local conditions and species of interest. Extensive living roofs should be planted with 16 plugs per m2.
- 25 For the avoidance of doubt this amendment does not change the requirements of the S106 agreement for the original permission 2012/6338/P dated 25/04/2013.

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

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment