

GREATER LONDON AUTHORITY  
Development, Enterprise and Environment

**Oliver Sheppard**

Dp9  
100 Pall Mall  
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Our reference: D&P/3032

**Date: 30 March 2015**

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008**

**GLA Ref. No: D&P/3032**

**Camden Council Planning Ref. No: 2013/3807/P**

**Applicant: Royal Mail Group**

**GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND IN ACCORDANCE WITH PLANS AND APPLICATION DOCUMENTS AS REFERENCED BELOW**

**The Mayor of London, as the Local Planning Authority, has considered your application and grants planning permission for the following development, in accordance with the terms of the above mentioned application (which expression shall include the drawings and other documents submitted therewith):**

Comprehensive redevelopment, following the demolition of existing buildings, to construct four new buildings ranging from 5 to 15 storeys (above basement level) in height, to provide 38,724 sq.m. (GIA) of residential floorspace (345 dwellings) (Class C3), 823 sq.m. (GIA) of flexible retail and community floorspace (Use Classes A1, A2, A3, D1 or D2), with associated energy centre, waste and storage areas, basement level residential car parking (54 spaces), the re-provision of Royal Mail staff car parking (approx 196 spaces) cycle parking, residential cycle parking (431 residential spaces) hard and soft landscaping to provide public and private areas of open space, alterations to the public highway and all other necessary excavation and enabling works

**At:** Land to west of Royal Mail Sorting office bounded by Phoenix Place, Mount Pleasant, Gough Street & Calthorpe St. Camden WC1

**In accordance with the application registered on: 28 June 2013**

**Subject to the following 50 conditions:**

**Pre-commencement conditions**

<p><b>1</b></p>	<p><b>Commencement</b></p>
	<p>Condition: The development hereby permitted must be begun not later than the end of three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
<p><b>2</b></p>	<p><b>Approved Plans list</b></p>
	<p>Condition: The development hereby approved shall, unless reserved for approval within another condition attached to this decision or within an associated legal agreement, be carried out in accordance with the following approved plans unless otherwise agreed in writing by the Local Planning Authority:</p> <p><u>Building plans</u></p> <p>11159_MP_(00)_P001P2; 11159_MP_(00)_P002 P2; 11159_MP_(00)_P003 P1;  11159_MP_(00)_P010 P2; 11159_MP_(00)_P011 P2; 11159_MP_(00)_P012 P1;  11159_MP_(00)_P015 P2; 11159_MP_(00)_P098 P2; 11159_MP_(00)_P099 P2;  11159_MP_(00)_P100 P2; 11159_MP_(00)_P1 01P2; 11159_MP_(00)_P114 P3;  11159_MP_(00)_P103 P1; 11159_MP_(00)_P200 P1; 11159_MP_(00)_P201 P1;  11159_MP_(00)_P300 P1; 11159_MP_(00)_P301 P1; 11159_P1_(00)_P020 P1;  11159_P1_(00)_P021 P1; 11159_P1_(00)_P022 P1; 11159_P1_(00)_P023 P1;  11159_P1_(00)_P098 P2; 11159_P1_(00)_P099 P2; 11159_P1_(00)_P100 P2;  11159_P1_(00)_P101 P2; 11159_P1_(00)_P102 P2; 11159_P1_(00)_P103 P2;  11159_P1_(00)_P104 P2; 11159_P1_(00)_P105 P2; 11159_P1_(00)_P106 P2;  11159_P1_(00)_P107 P2; 11159_P1_(00)_P108 P2; 11159_P1_(00)_P109 P2;  11159_P1_(00)_P110 P2; 11159_P1_(00)_P111 P2; 11159_P1_(00)_P112 P2;  11159_P1_(00)_P113 P2; 11159_P1_(00)_P114 P2; 11159_P1_(00)_P150 P1;  11159_P1_(00)_P151 P1; 11159_P1_(00)_P152 P2; 11159_P1_(00)_P153 P2;  11159_P1_(00)_P154 P2; 11159_P1_(00)_P155 P2; 11159_P1_(00)_P156 P2;  11159_P1_(00)_P157 P2; 11159_P1_(00)_P158 P1; 11159_P1_(00)_P159 P2;  11159_P1_(00)_P160 P2; 11159_P1_(00)_P161 P2; 11159_P1_(00)_P162 P2;  11159_P1_(00)_P163 P1; 11159_P1_(00)_P164 P2; 11159_P1_(00)_P165 P2;  11159_P1_(00)_P166 P2; 11159_P1_(00)_P167 P1; 11159_P1_(00)_P200 P2;  11159_P1_(00)_P201 P2; 11159_P1_(00)_P202 P2; 11159_P1_(00)_P203 P1;  11159_P1_(00)_P300 P1; 11159_P1_(00)_P301 P1; 11159_P1_(00)_P302 P2;  11159_P1_(00)_P303 P2; 11159_P1_(00)_P400 P1; 11159_P1_(00)_P401 P1;  11159_P1_(00)_P402 P1; 11159_P1_(00)_P403 P2; 11159_P1_(00)_P404 P2;  11159_P1_(00)_P500 P1; 1660 P2 (00) P010 P1; 1660 P2 (00) P020 P2;  1660 P2 (00) P021 P2; 1660 P2 (00) P022 P2; 1660 P2 (00) P023 P2; 1660 P2 (00) P100  P2; 1660 P2 (00) P101 P2; 1660 P2 (00) P102 P2;  1660 P2 (00) P103 P2; 1660 P2 (00) P104 P2; 1660 P2 (00) P105 P2;  1660 P2 (00) P106 P2; 1660 P2 (00) P107 P2; 1660 P2 (00) P108 P2;  1660 P2 (00) P109 P2; 1660 P2 (00) P110 P2; 1660 P2 (00) P111 P2;</p>

	<p>1660 P2 (00) P150 P1; 1660 P2 (00) P151 P1; 1660 P2 (00) P152 P1;  1660 P2 (00) P153 P1; 1660 P2 (00) P154 P1; 1660 P2 (00) P155 P1;  1660 P2 (00) P156 P1; 1660 P2 (00) P160 P2; 1660 P2 (00) P161 P2;  1660 P2 (00) P162 P2; 1660 P2 (00) P200 P2; 1660 P2 (00) P201 P2;  1660 P2 (00) P202 P2; 1660 P2 (00) P203 P2; 1660 P2 (00) P300 P2;  1660 P2 (00) P301 P2; 1660 P2 (00) P302 P2; 1660 P2 (00) P401 P1;  1660 P2 (00) P402 P1; 1660 P2 (00) P403 P2; 1660 P2 (00) P500 P1;</p> <p>Landscaping plans</p> <p>LL435_MP_(00)_040 P3; LL435_MP_(00)_050 P2; LL435_MP_(00)_100 P2;  LL435MP(00)114 P3; LL435_MP_(00)_150 P3; LL435_P1_(00)_151P2;  LL435_P1_(00)_100 P2; LL435_P2_(00)_100 P2; LL435_P2_(00)_110 P2.</p> <p>Reason: To comply with Section 70(1)(a) of the Town and Country Act 1990 as amended,  for the avoidance of doubt and in the interest of proper planning.</p>
<b>3</b>	<b>Section Plan</b>
	<p>Condition: A plan showing the physical extent of the two Sections that make up the Phoenix Place development shall be submitted to the Local Planning Authority prior to any works commencing on the site.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
<b>4</b>	<b>Phasing Plan</b>
	<p>Condition: A phasing plan of the two Sections that make up the Phoenix Place development shall be submitted to the Local Planning Authority prior to any works commencing on the site.</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
<b>5</b>	<b>Archaeology</b>
	<p>Condition: No development shall take place until the applicant (or their heirs and successors in title) has:</p> <p>A) Secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority in writing.</p> <p>The archaeological investigation shall be thereafter be carried out in accordance with the approved Written Scheme of Investigation approved under Part (A).</p> <p>B) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.</p>

	<p>Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results. In the interests of protecting archaeological remains in accordance with policy 7.8 of the London Plan (Consolidated with Alterations since 2011), policy CS 14 of the London Borough of Camden Core Strategy 2010 and policy DP26 of the London Borough of Camden Development Policies 2010.</p>
<p><b>6</b></p>	<p><b>Site/Land Contamination</b></p>
	<p>Condition: Prior to the commencement of work for each Section of development or such other date, or stage in development as may be agreed in writing by the Local Planning Authority, a scheme including the following components to address the risks associated with site contamination shall each be submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>a) a preliminary risk assessment which has identified all previous uses; potential contaminants associated with those uses (including asbestos, landfill gas, groundwater contamination); a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site;</li> <li>b) a site investigation scheme based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;</li> <li>c) the results of the site investigation and detailed risk assessment referred to in (b) and, based on these, in the event that remediation measures are identified to be necessary, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;</li> <li>d) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</li> </ul> <p>Each Section of the development shall be carried out strictly in accordance with the relevant risk assessment, site investigation, options appraisal, remediation strategy and verification plan so approved, and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority</p> <p>For the avoidance of doubt, this condition can be discharged on a Section by Section basis.</p> <p>Reason: Previous industrial and/or commercial activities at this site may have resulted in contaminated soils and groundwater. The underlying groundwater is vulnerable to pollution and potential contamination must be investigated and a risk assessment carried out to determine impacts on the water environment and to protect future occupiers in</p>

	accordance with policies 5.14 and 5.21 of the London Plan (Consolidated with Alterations since 2011) and policy CS5 of the London Borough of Camden Core Strategy 2010 and policy DP26 of the London Borough of Camden Development Policies 2010.
<b>7</b>	<b>Piling Method Statement – Thames Water</b>
	<p>Condition: No impact piling shall take place on the relevant Section until 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 infrastructure, and the programme for works) has been submitted and approved in writing by the Local Planning Authority in consultation with Thames Water.</p> <p>Any piling must be undertaken in accordance with the approved piling method statement.</p> <p>This condition can be discharged on a Section by Section basis.</p> <p>Reason: The proposed works will be in close proximity to, and has the potential to impact upon underground water utility infrastructure. Potential contamination must be investigated and a risk assessment carried out to determine impacts on the water environment in accordance with policy 5.21 of the London Plan (Consolidated with Alterations since 2011), policy CS5 of the London Borough of Camden Core Strategy 2010 and policy DP26 of the London Borough of Camden Development Policies 2010.</p>
<b>8</b>	<b>Water Supply – Thames Water</b>
	<p>Condition: Development shall not be commenced on the relevant Section until Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the Local Planning Authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in accordance with the Impact studies and connection point details so approved.</p> <p>This condition can be discharged on a Section by Section basis.</p> <p>Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with policy 5.15 of the London Plan (Consolidated with Alterations since 2011) and Policy DP23 of the London Borough of Camden Development Policies 2010.</p>
<b>9</b>	<b>SUDS</b>
	<p>Condition: Development shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) prepared by Waterman Transport and Development, presented in Appendix 14.1 of the Environmental Statement, dated April 2013, 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 prior to practical completion, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local</p>

	<p>Planning Authority. The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA. The run-off from the site should be reduced to no more than 71 l/s for the 1 in 100 year storm event.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with policy 5.13 of the London Plan (Consolidated with Alterations since 2011), policy CS13 of the London Borough of Camden Core Strategy 2010 and policy DP23 of the London Borough of Camden Development Policies 2010.</p>
<b>10</b>	<b>Basement Excavation</b>
	<p>Condition: The relevant Section of the development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.</p> <p>This condition can be discharged on a Section by Section basis.</p> <p>Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with policy 7.6 of the London Plan (Consolidated with Alterations since 2011), policy CS14 of the London Borough of Camden Core Strategy 2010 and policy DP27 of the London Borough of Camden Development Policies 2010.</p>
<b>11</b>	<b>Sound Insulation (between uses)</b>
	<p>Condition: Full particulars and details of a scheme for sound insulation between the commercial and residential uses of blocks A &amp; C shall be submitted to and approved in writing by the Local Planning Authority prior to superstructure works commencing on that part of the development.</p> <p>The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved, shall be implemented prior to the first occupation of the development hereby approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>Reason: To secure an appropriate internal residential environment and to protect the amenities of the occupiers of the residential accommodation in accordance with policy 7.15 of the London Plan (Consolidated with Alterations since 2011) and policy DP28 of the London Borough of Camden Development Policies 2010.</p>

## Pre-superstructure conditions

<b>12</b>	<b>Materials</b>
	<p>Condition: Details of facing materials including samples shall be submitted to and approved in writing by the Local Planning Authority on a Section by Section basis prior to any super structure works commencing on that Section. The details and samples shall include:</p> <ul style="list-style-type: none"><li>a. 1:50 elevations of all entrances (residential, office, flexible use) to include doors, sections, elevational and threshold treatments, all to be shown in context and to a scale of 1:50.</li><li>b. brickwork including buff, red and brown coloured with varied mortar colours (including brick panels and mortar courses);</li><li>c) cladding panels;</li><li>d) window treatment (including sections and reveals);</li><li>e) roofing materials;</li><li>f) louvered treatment to substations;</li><li>g) glazing;</li><li>h) balustrading treatment (including sections);</li><li>i) any other materials to be used.</li></ul> <p>An elevational mock-up of external materials to be used in blocks A, B, C and D shall be erected on site and shall be approved in writing by the Local Planning Authority prior to any works commencing on blocks A, B, C or D.</p> <p>The development shall be carried out strictly in accordance with the details, samples and elevational mock-up so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>This condition can be discharged on a Section by Section basis.</p> <p>Reason: In the interests of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard in accordance with policies 5.3, 7.4, 7.5 and 7.6 of the London Plan (Consolidated with Alterations since 2011), policy CS14 of the London Borough of Camden Core Strategy 2010 and policy DP24 of the London Borough of Camden Development Policies 2010.</p>

<b>13</b>	<b>Landscaping</b>
	<p>Condition: No super-structure works on the relevant Section 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. 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. The information submitted shall accord with or be reflected in the equivalent details included within lighting strategy details and CCTV / Security Lighting details to be discharged by condition.</p> <p>This condition can be discharged on a Section by Section basis.</p> <p>Reason: To enable the Local Planning Authority to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies 5.3, 5.10, 5.11, 7.2, 7.5, 7.19 and 7.21 of the London Plan (Consolidated with Alterations since 2011), policy CS14 of the London Borough of Camden Core Strategy 2010 and policy DP24 of the London Borough of Camden Development Policies 2010.</p>
<b>14</b>	<b>Revised Phoenix Place treatment</b>
	<p>Condition: Notwithstanding the approved plans, no super-structure works on any Section shall take place until full details of the revised treatment of Phoenix Place (the road) have been submitted to and approved by the Local Planning Authority. Such details shall include section plans, inclusive design assessment, materials, planting, and street furniture. Any requirements in terms of the proposed TfL quietway shall also be set out, in consultation with Transport for London and the Local Planning Authority. The works shall not be carried out otherwise than in accordance with the details thus approved. The information submitted shall accord with or be reflected in the equivalent details included within landscaping plans, lighting strategy details and CCTV / Security Lighting details to be discharged by condition.</p> <p>Reason: To enable the Local Planning Authority to ensure a reasonable standard of visual amenity, inclusive design and highways safety in accordance with the requirements of policies 6.9, 7.2, and 7.5 of the London Plan (Consolidated with Alterations since 2011), policies CS6, CS11 and CS14 of the London Borough of Camden Core Strategy 2010 and policies DP17, DP24, DP29, and DP31 of the London Borough of Camden Development Policies 2010.</p>
<b>15</b>	<b>Privacy Screens / Glazing Scheme</b>
	<p>Condition: Prior to superstructure works commencing on the relevant Block(s), details of privacy screens / obscure glazing or other design features to prevent or minimise overlooking between flats located within, and with views towards / between:</p> <p>a. The facing elevations at the northern ends of Block A;</p>



	<p>b. The facing elevations between Blocks B and C;</p> <p>shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>Reason: In the interest of neighbouring residential amenity and to ensure that the resulting development does not give rise to undue privacy or overlooking issues in accordance with policy 7.6 of the London Plan (Consolidated with Alterations since 2011), policy CS5 of the London Borough of Camden Core Strategy 2010 and policy DP26 of the London Borough of Camden Development Policies 2010.</p>
<b>16</b>	<b>Roof Level Structures</b>
	<p>Condition: Prior to superstructure work commencing on the relevant Section, details of any roof-level structures (including lift over-runs, flues/extracts and photovoltaic panels) shall be submitted to and approved in writing by the Local Planning Authority on a section by section basis.</p> <p>The details shall include a justification for the height and size of the roof-level structures, their location, height above parapet, specifications and cladding.</p> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority. No roof-level structures shall be installed other than those approved.</p> <p>Reason: In the interests of good design and also to ensure that the Local Planning Authority may be satisfied that any roof-level structures do not have a harmful impact on the surrounding streetscene or the character and appearance of the area in accordance with policies 3.5, 7.4, 7.6 and 7.8 of the London Plan (Consolidated with Alterations since 2011), policy CS14 of the London Borough of Camden Core Strategy 2010 and policies DP24 and DP25 of the London Borough of Camden Development Policies 2010.</p>
<b>17</b>	<b>Air Quality – residents exposure</b>
	<p>Condition: Prior to superstructure work commencing on the relevant Section, a report detailing measures to minimise the exposure of the development’s future occupiers to air pollution with details for a ventilation strategy shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the measures so approved, and shall be maintained as such thereafter, unless otherwise approved in writing by the Local Planning Authority.</p> <p>This condition can be discharged on a Section by Section basis.</p> <p>Reason: To ensure residents’ exposure to pollution is minimised in accordance with policy 7.14 of the London Plan (Consolidated with Alterations since 2011) and policy DP32 of the London Borough of Camden Development Policies 2010.</p>

<b>18</b>	<b>Sound Insulation (glazing)</b>
	<p>Condition: Prior to superstructure work commencing on the relevant Section, a scheme setting out the 'glazing sound insulation performance' for each octave band centre frequency, to demonstrate that 'good' to reasonable internal noise levels (BS8233) will be achieved shall be submitted to and discharged in writing by the Local Planning Authority. The assessment shall address predicted temporary and permanent noise levels generated from the sorting office and the Calthorpe Street development site.</p> <p>This condition can be discharged on a Section by Section basis.</p> <p>Reason: To ensure an acceptable level of residential amenity in accordance policy 7.6 of the London Plan (Consolidated with Alterations since 2011), and policies DP26 and DP28 of the London Borough of Camden Development Policies 2010.</p>
<b>19</b>	<b>Cycle Storage / Facilities (full details)</b>
	<p>Condition: Details of the layout, design and appearance of the bicycle storage areas shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on the relevant Section. The provision shall comprise at least 275 residential occupier cycle spaces with the southern Section comprising building A and at least 156 residential occupier cycle spaces with the northern Section comprising buildings B, C &amp; D, 36 residential visitor spaces and 7 commercial occupier spaces) shown on the approved drawings as set out in condition 2 above, and end of trip cyclist facilities. The approved cycle storage / facilities shall be provided in full within each Section prior to the first occupation of the relevant use within that Section, and thereafter retained, unless otherwise approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy 6.9 of the London Plan (Consolidated with Alterations since 2011), policy CS11 of the London Borough of Camden Core Strategy 2010 and policy DP17 of the London Borough of Camden Development Policies 2010.</p>
<b>20</b>	<b>Waste Storage Details</b>
	<p>Condition: Before development on the relevant Section commences, 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. The details shall include the layout, design and appearance (shown in context) of the dedicated refuse / recycling enclosure(s).</p> <p>The development shall be carried out and operated strictly in accordance with the details and waste management strategy so approved. The physical enclosures shall be provided/erected prior to the first occupation of any residential or commercial unit within that Section and shall be maintained as such thereafter</p> <p>This condition can be discharged on a Section by Section basis.</p>

	<p>Reason: To ensure the necessary physical waste storage to support the development in accordance with policy 5.16 of the London Plan (Consolidated with Alterations since 2011), policies CS5, CS7 and CS18 of the London Borough of Camden Core Strategy 2010 and policies DP12, DP26, DP28 of the London Borough of Camden Development Policies 2010.</p>
<b>21</b>	<b>Green/Brown Roofs</b>
	<p>Condition: Full details in respect of the green / brown roof in the areas shown on approved drawing LL435_MP_(00)_P114 P3 shall be submitted to and approved by the Local Planning Authority before the relevant Section of the development commences.</p> <p>The biodiversity (green/brown) roof(s) shall be:</p> <ul style="list-style-type: none"> <li>a) biodiversity based with extensive substrate base (depth 80-150mm);</li> <li>b) laid out in accordance with plans hereby approved; and</li> <li>c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum).</li> </ul> <p>The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.</p> <p>The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.</p> <p>This condition can be discharged on a Section by Section basis.</p> <p>Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies 5.3, 5.10, 5.11 and 7.19 of the London Plan (Consolidated with Alterations since 2011), policies CS13, CS15 and CS16 of the London Borough of Camden Core Strategy 2010 and policies DP22, DP23 and DP32 of the London Borough of Camden Development Policies 2010.</p>
<b>22</b>	<b>Bird / Bat Boxes</b>
	<p>Condition: Details of bird and bat nesting boxes / bricks to enhance local populations of Biodiversity Action Plan priority species shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works in relation to the relevant Section 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.</p> <p>This condition can be discharged on a Section by Section basis.</p>

	Reason: To ensure the development contributes towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan (Consolidated with Alterations since 2011) and policy CS15 of the London Borough of Camden Core Strategy 2010.
<b>23</b>	<b>Lighting Strategy</b>
	<p>Condition: Prior to the commencement of development (excluding works of demolition, site clearance and the erection of temporary structures) within the relevant Section, full details of a lighting strategy, to include information about potential ecological impacts, relating to the relevant Area, shall be submitted to, and approved in writing by the Local Planning Authority. The approved lighting strategy relating to the relevant Area shall thereafter be fully implemented prior to the first occupation of accommodation within that Area.</p> <p>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 7.3, 7.5, 7.13 and 7.19 of the London Plan (Consolidated with Alterations since 2011), policies CS5, CS14 and CS15 of the London Borough of Camden Core Strategy 2010 and policies DP24 and DP26 of the London Borough of Camden Development Policies 2010.</p>
<b>24</b>	<b>CCTV, Lighting and Security Lighting</b>
	<p>Condition: Details of Secured by Design accreditation for all dwellings, and details of site-wide general security measures, proposed in accordance with the recommendations of the Crime Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of superstructure works to the relevant Section. The details shall relate to:</p> <ol style="list-style-type: none"> <li>a. Closed Circuit TV;</li> <li>b. General lighting (as approved under condition 24);</li> <li>c. Security lighting;</li> <li>d. 24-hour security guard and alarm facilities;</li> <li>e. Security of all entrance doors ;</li> <li>f. Any other security features adopted on site, including bin stores and cycle stores.</li> </ol> <p>The details shall include the location and full specification of: all lamps/luminaries; support structures; light levels/spill; cameras (detailing view paths); lamps and support structures. The details shall accord with or be reflected in the equivalent details included within landscaping details and lighting strategy (ecological impact) to be discharged by condition.</p> <p>The general security measures shall be carried out strictly in accordance with the details so</p>

	<p>approved, shall be installed prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.</p> <p>This condition can be discharged on a Section by Section basis.</p> <p>Reason: To ensure that the any resulting general or security lighting and CCTV cameras are appropriately located, designed do not adversely impact neighbouring residential amenity and are appropriate to the overall design of the building in accordance with policies 7.4, 7.5 and 7.6 of the London Plan (Consolidated with Alterations since 2011), policy CS17 of the London Borough of Core Strategy 2010 and policy DP24 of the London Borough of Camden Development Policies 2010.</p>
<b>25</b>	<b>Inclusive design – residential units</b>
	<p>Condition: Floorplans at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority on a Section by Section basis for every unit type prior to any superstructure work commencing on the relevant Section. The floorplans shall include:</p> <ul style="list-style-type: none"> <li>• confirmation that all residential units hereby approved shall be constructed to Lifetime Homes standards;</li> <li>• a wheelchair turning circle in both the living and dining rooms (if the dining room is separate to the living area) and in at least 1 bedroom; and</li> <li>• a minimum space of 1200mm between units in kitchens.</li> </ul> <p>The development shall be carried out strictly in accordance with the details so approved and all approved inclusive design measures shall be implemented and operational prior to the first occupation of the relevant phase, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>Reason: To ensure the development is of an inclusive design and to ensure that flexible, visitable and adaptable homes are provided in accordance with policy 7.2 of the London Plan (Consolidated with Alterations since 2011) and policy DP6 of the London Borough of Camden Development Policies 2010.</p>
<b>26</b>	<b>Inclusive design – communal residential areas</b>
	<p>Condition: The communal residential areas of the development hereby approved shall provide:</p> <ul style="list-style-type: none"> <li>• all residential corridors with a minimum width of 1200mm with regular turning points measuring a minimum of 1500mm x 1500mm and passing places wherever possible;</li> <li>• waste disposal and storage accessible to all residents; and</li> <li>• cycle parking facilities accessible to ambulant disabled persons.</li> </ul> <p>All lifts shall be installed and operational prior to the first occupation of the residential accommodation they serve.</p>

	<p>Details of entry systems for the entrance and core shall be submitted to and approved in writing by the Local Planning Authority on a Section by Section basis prior to the occupation of the relevant residential unit(s).</p> <p>The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>Reason: To ensure the development is of an inclusive design in accordance with policy 7.2 of the London Plan (Consolidated with Alterations since 2011), policy CS6 of London Borough of Camden's Core Strategy 2010, and policy DP6 of London Borough of Camden's Development Policies 2010.</p>
<b>27</b>	<b>Inclusive design – commercial units</b>
	<p>Condition: Details including floorplans, sections and elevations of all commercial (A1, A2, A3, A4, and D1 uses) units at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of each unit. The details shall include:</p> <ul style="list-style-type: none"> <li>• accessible WC provision;</li> <li>• public entrances including sections showing level access, door furniture and manifestations to glazing; and</li> </ul> <p>The development shall be carried out strictly in accordance with the details so approved and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>Reason: To ensure the development is of an inclusive design in accordance with policy 7.2 of the London Plan (Consolidated with Alterations since 2011), and policy DP29 of London Borough of Camden Development Policies 2010.</p>
<b>28</b>	<b>Noise (before plant installation)</b>
	<p>Condition: Prior to the installation of any plant and ventilation equipment hereby approved, full details of a scheme for acoustic isolation and anti-vibration measure, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. Installation shall not precede other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.</p> <p>This condition can be discharged on a Section by Section basis.</p> <p>Reason: To ensure an acceptable level of residential amenity in accordance with policy 7.15 of the London Plan (Consolidated with Alterations since 2011), and policies DP26 and DP28 of the London Borough of Camden Development Policies 2010.</p>

<b>29</b>	<b>Playspace</b>
	<p>Condition: Details of all playspaces including drawings and specification of the proposed play equipment shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.</p> <p>The development shall be carried out strictly in accordance with the details so approved prior to the first occupation of the relevant section, and shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.</p> <p>The Condition can be discharged on a Section by Section basis.</p> <p>Reason: In order to meet the needs of occupiers of the development, in accordance with policy 3.6, 7.2, 7.3, and 7.5 of the London Plan (Consolidated with Alterations since 2011), and policies DP24 and DP26 of the London Borough of Camden Development Policies 2010.</p>
<b>30</b>	<b>Unit Flipping (1)</b>
	<p>Condition: Notwithstanding the approved plans, the detailed layout of Units A2.01.01; and A2.01.02 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of superstructure works on the relevant building. The revised layout will comprise the re-positioning of the living rooms to the courtyard elevation.</p> <p>Reason: To ensure an acceptable level of residential amenity in accordance policy 3.5 of the London Plan (Consolidated with Alterations since 2011), and policy DP26 of the London Borough of Camden Development Policies 2010.</p>
<b>31</b>	<b>Unit flipping (2)</b>
	<p>Condition: Notwithstanding the approved plans, the detailed layout of Block A showing the revised core access to, and where appropriate revised form and layout of, units: A1.02.02; A1.02.03; A1.02.04; A1.02.05; A1.03.02; A1.03.03; A1.03.04; A1.03.05; A1.04.02; A1.04.03; A1.04.04; A1.04.05; A1.05.02; A1.05.03; A1.05.04; A1.05.05; A1.06.02; A1.06.03; A1.06.04; A1.07.03 and A1.07.04 shall be submitted to and approved by the Local Planning Authority prior to any superstructure works commencing on Block A.</p> <p>Reason: To ensure an appropriate distribution of affordable housing in accordance with policy 3.8 of the London Plan (Consolidated with Alterations since 2011), policy CS12 of the London Borough of Camden Core Strategy 2010 and policy DP3 of the London Borough of Camden Development Policies 2010.</p>
<b>32</b>	<b>Wheelchair Parking redistribution plan amendments</b>
	<p>Condition: Notwithstanding the approved plans, a revised scheme for the distribution of no less than 17 wheelchair accessible parking spaces in the basement levels of the</p>

	<p>development shall be submitted to and approved by the Local Planning Authority prior to the implementation of the first Section. The scheme shall include the provision of no less than six wheelchair accessible parking spaces in the basement parking area of P2. The development shall be carried out strictly in accordance with the approved revised scheme, and permanently retained thereafter.</p> <p>Reason: To ensure adequate parking provision for disabled people in accordance with policy 6.13 of the London Plan (Consolidated with Alterations since 2011), and policy DP18 of London Borough of Camden Development Policies 2010.</p>
<b>33</b>	<b>Doors on highway</b>
	<p>Condition: Details of doors or gates and means of escape fronting the highway shall be submitted to and approved by the Local Planning Authority prior to the commencement of any superstructure works. Except where approved herein no other doors or gates shall open over or across footways, carriageways and public rights of way.</p> <p>This condition can be discharged on a Section by Section basis.</p> <p>Reason: In the interests of public safety and to prevent obstruction of the public highway in accordance with policy 6.12 and 7.2 of the London Plan (Consolidated with Alterations since 2011) and policy DP21 of the London Borough of Camden Development Policies 2010.</p>
<b>34</b>	<b>Electrical Substation</b>
	<p>Condition: Details of the electrical substations including their acoustic specifications and cladding/facing materials, where relevant, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of superstructure works in the relevant Section first occupation of the relevant block .</p> <p>The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.</p> <p>Reason: In the interest of protecting amenity and to ensure that the Authority may be satisfied that any substations do not have a harmful impact on the residential amenity of the units or habitable rooms located adjacent / above / below the substation unit in question, nor have a harmful impact on the character and appearance of the buildings approved, the character and appearance of the conservation area or the existing streetscene. This is so as to accord with the requirements of policy 7.15 of the London Plan (Consolidated with Alterations since 2011), policies CS5 and CS7 of the London Borough of Camden Core Strategy 2010 and policies DP12 and DP26 of the London Borough of Camden Development Policies 2010.</p>



## Prior to occupation conditions

<b>35</b>	<b>Basement Parking – Barriers</b>
	<p>Condition: Prior to the relevant basement car parking area becoming operational, full details of the electronic gates/barriers, including physical form, opening path and access control to be installed should be submitted and approved by the Local Planning Authority and thereafter maintained unless otherwise approved in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy 7.5 and 7.6 of the London Plan (Consolidated with Alterations since 2011), and policy CS14 of the London Borough of Camden Core Strategy 2010.</p>
<b>36</b>	<b>Flues and Extraction</b>
	<p>Condition: Before the commencement of any A3 or A4 use, a scheme for the ventilation of – and the extraction of fumes from – the premises to be occupied in A3 or A4 use, to an adequate outlet level, including details of sound attenuation for any necessary plant shall be submitted to, and approved in writing by the Local Planning Authority. No premises shall be occupied at any time other than when the approved scheme has been fully implemented and maintained in effective order to the reasonable satisfaction of the Local Planning Authority. The filter systems of the approved ventilation/extraction systems shall be regularly maintained and cleaned, and any filters and parts requiring cleaning or replacement shall be installed to be easily accessible.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy 7.14 of the London Plan (Consolidated with Alterations since 2011), policy CS5 of the London Borough of Camden Core Strategy 2010 and policies DP26 and DP28 of the London Borough of Camden Development Policies 2010.</p>
<b>37</b>	<b>Temporary Marketing Suite</b>
	<p>Condition: Details of any temporary marketing suite shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on such temporary site. The temporary marketing suite shall then be provided in accordance with the details so approved prior to its occupation.</p> <p>The temporary marketing suite shall be operational for no longer than 5 years unless otherwise agreed in writing by the Local Planning Authority and on cessation of its use as a marketing suite shall revert to the use hereby approved for the relevant floorspace and shall remain as such thereafter unless express planning permission is obtained for a change of use.</p> <p>Reason: To ensure the role of the non-residential floorspace hereby approved is protected</p>

and to ensure appropriate uses are provided in accordance with policy 2.10 of the London Plan (Consolidated with Alterations since 2011), policy CS9 of London Borough of Camden's Core Strategy 2010, and policy DP10 of London Borough of Camden's Development Policies 2010.

### Compliance Conditions

<b>38</b>	<b>Hours of Use of flexible commercial uses</b>
	<p>The commercial uses hereby permitted shall not be carried out outside of the hours 07:00 to 23:00 on any day. For any A3 or A4 use commenced on the site, patrons shall vacate the premises within 30 minutes of last service. Should any use include outdoor seating associated with its use, the use of outdoor seating shall not occur before 8am or after 10pm, and the use of any outdoor seating associated with its use shall not commence prior to 08.00am on any day.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy 7.15 of the London Plan (Consolidated with Alterations since 2011), policies CS5 and CS7 of the London Borough of Camden Core Strategy 2010 and policies DP12 and DP26 of the London Borough of Camden Development Policies 2010.</p>
<b>39</b>	<b>Servicing Hours</b>
	<p>Condition: Servicing of the commercial units hereby approved shall not be permitted outside of the following times: 0700 - 2300hrs on any day.</p> <p>Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Core Strategy 2010 and policies DP12 and DP26 of the London Borough of Camden Development Policies 2010.</p>
<b>40</b>	<b>Glazing to ground floor elevations</b>
	<p>Condition: Above a height of 1.4 metres above the finished floor level, the glazing of all ground floor elevations of all commercial (A1/A2/A3/D1/D2) units and office entrance lobbies shall not be painted, tinted or otherwise made obscure including by fixtures and fixings (which shall not be placed within 1 metre of the inside of the window glass), unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of pedestrian security, to secure passive surveillance, to secure an appropriate street/public realm frontage and appearance, and to prevent the creation of dead/inactive frontages in accordance with policies: 7.1, 7.3, 7.4, 7.5 and 7.6 of the London Plan (Consolidated with Alterations since 2011), policies CS5 and CS14 of the London Borough of Camden Core Strategy 2010 and policies DP24 and DP30 of the London Borough of Camden Development Policies 2010.</p>

<b>41</b>	<b>Boundary treatments – permitted development rights removed</b>
	<p>Condition: Notwithstanding the provisions under Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure within the site shall not be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.</p> <p>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 7.3 and 7.5 of the London Plan (Consolidated with Alterations since 2011), policies CS5 and CS14 of the London Borough of Camden Core Strategy 2010 and policies DP24 and DP26 of the London Borough of Camden Development Policies 2010.</p>
<b>42</b>	<b>Code for Sustainable Homes</b>
	<p>Condition: The residential accommodation hereby approved shall achieve a Code for Sustainable Homes (2010) rating of no less than Level 4.</p> <p>Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies 5.1, 5.2, 5.3 and 5.9 of the London Plan (Consolidated with Alterations since 2011), and policy DP22 of Camden Council's Development Policies 2010.</p>
<b>43</b>	<b>Water Consumption</b>
	<p>Condition: The residential part of the development shall be designed to achieve a water use target of no more than 105 litres per person per day, including by incorporating water efficient fixtures and fittings.</p> <p>The above water use target shall apply to all tenures within the development's residential parts.</p> <p>Reason: To ensure the sustainable use of water in accordance with policy 5.15 of the London Plan (Consolidated with Alterations since 2011) and policy DP23 of the London Borough of Camden Development Policies 2010.</p>
<b>44</b>	<b>Car Parking Provision</b>
	<p>Condition: The relevant Section shall not be occupied until the whole of the car parking provision for that Section (as shown on the approved drawings and as amended by the approval of details reserved by condition no.31 above) is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of the development.</p> <p>Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets, in accordance with policy 6.13 of the London Plan (Consolidated with Alterations since 2011), policy CS5 and CS11 of the London Borough of Camden Core</p>

	Strategy 2010 and policy DP26 of the London Borough of Camden Development Policies 2010.
<b>45</b>	<b>Noise levels (from plant)</b>
	<p>Condition: 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 facade shall be at least 10dB(A) below the LA90, expressed in dB(A).</p> <p>Reason: To ensure that the development does not have an undue adverse impact on nearby residential amenity or business operations in accordance with policy 7.15 of the London Plan (Consolidated with Alterations since 2011), policy CS5 of the London Borough of Camden Core Strategy 2010 and policies DP26 and DP28 of the London Borough of Camden Development Policies 2010.</p>
<b>46</b>	<b>Limit on amalgamation of commercial units</b>
	<p>Condition: In the event that the flexible ground floor units within Block A are occupied by A1, A2 or A3 uses, no two units (as laid out on the approved drawings) shall be amalgamated or further subdivided unless prior agreement in writing is provided by the Local Planning Authority.</p> <p>Reason: To encourage occupation by small and independent shops, in accordance with policy 4.9 of the London Plan (Consolidated with Alterations since 2011), policy CS7 of the London Borough of Camden Core Strategy 2010 and policy DP10 of the London Borough of Camden Development Policies 2010.</p>
<b>47</b>	<b>Restriction of uses permitted within D1 and D2 use classes</b>
	<p>Condition: Notwithstanding the provisions of Classes D1 and D2 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, any D1 or D2 use of the approved flexible use commercial units shall not comprise any of the following uses</p> <ol style="list-style-type: none"> <li>i. Place of worship</li> <li>ii. music hall</li> <li>iii. concert hall;</li> <li>iv. dance hall</li> </ol> <p>Reason: In the interest of protecting the future residential amenity of the development hereby approved in accordance with policy 7.15 of the London Plan (Consolidated with Alterations since 2011), policies CS5 and CS10 of the London Borough of Camden Core</p>

	Strategy 2010 and policies DP26 and DP28 of the London Borough of Camden Development Policies 2010.
<b>48</b>	<b>Removal of Permitted Development Rights</b>
	<p>Condition: Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that Order, no development within 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.</p> <p>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 policy 7.16 of the London Plan (Consolidated with Alterations since 2011), policy CS14 and CS5 of the London Borough of Camden Core Strategy 2010 and policies DP24 and DP26 of the London Borough of Camden Development Policies 2010.</p>
<b>49</b>	<b>Ad hoc apparatus</b>
	<p>Condition: 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.</p> <p>Reason: To ensure that the resulting appearance and construction of the development is to a high standard, and to ensure that the development is in accordance with policies 3.5, 7.4 and 7.6 of the London Plan (Consolidated with Alterations since 2011), and policy CS14 of the London Borough of Camden Core Strategy 2010.</p>
<b>50</b>	<b>Landscaping (maintenance)</b>
	<p>Condition: All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details prior to the occupation for the permitted use of the relevant Section. 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.</p> <p>Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies 5.3, 5.10, 5.11, 7.5, 7.9, 7.19 and 7.21 of the London Plan (Consolidated with Alterations since 2011), policy CS14 of the London Borough of Camden Core Strategy 2010 and policy DP24 of the London Borough of Camden Development Policies 2010.</p>

## INFORMATIVES

1	<b>S106 Agreement (linking this to the permission in Islington)</b>
	You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 that also includes linkage provisions to the associated planning permission within the London Borough of Islington ref: P2013/1423/FUL.
2	<b>Phases – Definitions</b>
	<p>PP1: southern part of the Camden site including Block A;</p> <p>PP2: northern part of the Camden site including blocks B, C &amp; D;</p> <p><b>Enabling Works:</b> the capping over of the Royal Mail service yard including the construction of the acoustic roof / meadow, as defined by the Section 106 Agreement;</p> <p>CS1: southern part of the Islington site including Blocks E, F and G and Square C</p> <p>CS2: northern blocks of the Islington site including blocks: H, J and K, the Laneway, the Service Lane and 'The Garden'.</p>
3	<b>Definition of 'Superstructure' and 'Practical Completion'</b>
	A number of conditions attached to this permission have the time restrictions 'prior to superstructure works commencing on site' and/or 'following practical completion'. The Local Planning Authority considers the definition of 'superstructure' as having its normal or dictionary meaning, which is: the part of a building above its foundations. The Local Planning Authority considers the definition of 'practical completion' to be: when the work reaches a state of readiness for use or occupation even though there may be outstanding works/matters to be carried out.
4	<b>Mayoral Community Infrastructure Levy</b>
	<p>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 100 sq.m. of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden Council 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.</p> <p>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.</p> <p><a href="http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil">http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil</a></p> <p>We will then issue a CIL demand notice setting out what monies needs to paid when and</p>

	<p>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.</p> <p>Please send CIL related documents or correspondence to CIL@Camden.gov.uk</p>
<b>5</b>	<b>Thames Water surface water</b>
	<p>In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:</p> <p>a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.</p> <p>b) Confirmation of the critical storm duration.</p> <p>c) Where infiltration forms part of the proposed storm water system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.</p> <p>d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.</p> <p>e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.</p> <p>f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.</p>
<b>6</b>	<b>Thames Water (2)</b>
	<p>You are advised of the need to ensure that all necessary consents have been obtained from Thames Water regarding the connection of the development to the public sewer. You should incorporate protection to your property from possible surcharge from the sewerage network during storm events, for example by installing a non-return valve to prevent backflow. Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Please contact Thames Water Developer Services on 0845 850 2777.</p>
<b>7</b>	<b>English Heritage (GLAAS):</b>
	<p>The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.</p>
<b>8</b>	<b>Royal Mail Operations Travel Plan and Freight Operation</b>
	<p>The applicant is encouraged to investigate opportunities to manage travel demand by employees of the existing Royal Mail Operations and to look ways that it could encourage</p>

	sustainable best practice for its road fleet as set out in TfL's Fleet Operator Recognition Scheme.
<b>9</b>	<b>Noise – Courtyards Design:</b>
	Noise within the courtyards has been mentioned within the Environmental Statement text. A recent EU project has produced guidance into acoustics within public spaces entitled "Novel solutions for quieter and greener cities" - see link <a href="http://www.greener-cities.eu/">http://www.greener-cities.eu/</a> and this should inform any design process, landscaping and use of materials.
<b>10</b>	<b>Flexible Use</b>
	The applicant is reminded that if implemented, the alternative use permission hereby granted for the ground floors of blocks A and C gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
<b>11</b>	<b>Permanent Residential Use</b>
	The applicant is reminded that this decision 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.
<b>12</b>	<b>Highway Works</b>
	The applicant should note that the grant of this planning permission does not guarantee that highways works will be implemented as the works indicated on the plans will always be subject to further detailed design, consultation and approval as required by the Highway Authority in enactment of its statutory powers and relevant legislation.
<b>13</b>	<b>Sustainable Sourcing of Materials</b>
	Materials procured for the development should be selected to be sustainably sourced and otherwise minimise their environmental impact, including through maximisation of recycled content, use of local suppliers and by reference to the BRE's Green Guide Specification.
<b>14</b>	<b>Shopfronts</b>
	The applicant is reminded that the installation of external rollershutters to ground floor entrances or shopfronts to be a material alteration to the scheme and therefore constitute development. Should external rollershutters be proposed a new planning application must be submitted for the Local Planning Authority's formal consideration.
<b>15</b>	<b>Submitted documents</b>
	For the avoidance of doubt, this decision has been issued based on the following submitted documents and are a material consideration in the determination of any future application including amendments and conditions:  The Covering Letter; Planning Statement including Economic and Regeneration Statement, Dp9 (April 2013); Design and Access Statement: Volume 1: Mount Pleasant;



Design and Access Statement: Volume 3: Phoenix Place Development;  
Design and Access Statement: Volume 4: Crime Impact Assessment;  
Environmental Statement (Reference EED13235\_R\_1.1.1, prepared by Waterman dated April 2013): Volume 1: Main Text;  
Environmental Statement: Volume 2: Figures;  
Environmental Statement: Volume 3: Townscape, Visual and Built Heritage Assessment;  
Environmental Statement Volume 4A comprises the following appendices:

- Appendix 2.1: EIA Scoping Report;
- Appendix 2.2: EIA Scoping Opinions, Subsequent Clarifications and Consultation Responses;
- Appendix 2.3: Ecological Appraisal;
- Appendix 3.1: Tree Survey;
- Appendix 11.1: Air Quality Monitoring Study; and
- Appendix 11.2: Air Quality Modelling Study.

Volume 4B comprises the following appendices:

- Appendix 9.1: Transport Assessment;

Volume 4C comprises the following appendices:

- Appendix 12.1: Buried Heritage (Archaeology) Desk - Based Assessment and May 2014 addendum, Waterman;
- Appendix 13.1: Preliminary Environmental Risk Assessment;
- Appendix 13.2: Desk-Based Explosive Threat Assessment;
- Appendix 14.1: Flood Risk Assessment;
- Appendix 15.1: Wind Tunnel Testing: Wind Microclimate Study; and
- Appendix 17.1: Cumulative Schemes;

Volume 4D comprises the following appendices:

- Appendix 13.1 Preliminary Environmental Risk Assessment; and
- Appendix 13.2 Desk-Based Explosive Threat Assessment.

Volume 4E comprises the following appendices:

- Appendix 16.1: Principles of Daylight and Sunlight and Institute of Lighting Engineers Guidelines; and
- Appendix 16.2: Drawings of Assumed Future Baseline, Development Scenarios and Cumulative Scenario.

Volume 4F comprises the following appendices:

- Appendix 16.3: Detailed Analysis Results of the Daylight and Sunlight Amenity within the surrounding residential properties for each of the Development Scenarios, including 18.11.13 Presentation;

Volume 4G comprises the following appendices:

- Appendix 16.4: Detailed Analysis Results of the Hours in Sun Overshadowing Assessment; and
- Appendix 16.5: Detailed Analysis Results of the Transient Overshadowing Assessments.

Environmental Statement Non-Technical Summary;  
Basement Impact Assessment Dp9 (April 2013) and Waterman (October 2013);  
Phoenix Place Waste Management Plan, SKM (April 2013);  
Phoenix Place Framework Travel Plan, SKM (April 2013);  
Phoenix Place Operational Waste Plan, SKM (April 2013);  
Phoenix Place Sustainability Statement including Code for Sustainable Homes Pre-Assessment and BREEAM Pre-Assessment, Hoare Lea (Rev D, April 2013);  
Phoenix Place Energy Strategy including Overheating Report, Hoare Lea (Rev D, April 2013) and Clarifications (15/11/13);  
Play Strategy, Publica (April 2013);  
Housing Statement (inc affordable housing statement, Lifetime Homes and Wheelchair

Statement), Dp9 (April 2013); Internal Daylight and Sunlight Assessment, GIA (April 2013); Residential Travel Plan, SKM (April 2013); Framework Delivery and Servicing Plan, SKM (April 2013); Framework Construction Logistics Plan, SKM (April 2013); Parking Management Plan, SKM (April 2013); Health Impact Assessment, Volterra (April 2013); Community Involvement Report, Indigo Public Affairs (April 2013); Tall Building Justification, Dp9 (April 2013)
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Statement of positive and proactive action in dealing with the application

The Mayor of London has published the London Plan along with Supplementary Planning Guidance on the GLA website and the London Borough of Camden has published its development plan documents on its website, together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

Signed,



**Fiona Fletcher-Smith**

Executive Director – Development Enterprise & Environment