

Reason: To ensure the development provides convenient and safe cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 16 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas including details and a scheme of maintenance of green/brown roofs/walls have been submitted to and approved by the Council. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy B1 if landscape details of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 17 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 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 Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policy B1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 18 Prior to the commencement of development, details of the scheme of lighting of the ground floor elevation facing Finchley Road shall be submitted to and approved by the Council. Thereafter the lighting shall only be installed in accordance with the approved details and permanently maintained and retained as such.

Reason: To ensure the scheme makes adequate provision for pedestrian safety in accordance with Policy SD1d of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 19 The development hereby permitted shall be carried out in accordance with the following approved plans: Sustainability statement Rev F; Energy strategy report; Transport statement; Flood risk assessment; Construction method Statement; Draft operating manual (January 2010); Proposed demolition and Reconstruction - Arboricultural matters; Acoustic strategy report for planning; ailight and sunlight report; Planning statement; FRD-X-100 REV A; 200 REV A; 300 REV A; FRD-PL-001 REV A; 002 REV A; 003 REV B; 080 REV C; 090 REV D; 100 REV D; 110 REV C; 120 Rev D; 130 REV D; 140 REV E; 150 REV E; 160 REV E; 170 REV C; 201 REV B; 202 REV C; 203 REV A; 204 REV C; 205 REV C; 206 REV C; 300 REV A; 301 REV A; 302 REV C; 303 REV C; 304 REV C; 305 REV C; 306 REV A; 8083-SW01; 8083-SI-02; Borehole 1&2; Letter from TWS dated 15//3/2010 and Email

SIAW drawings  
replaces KSR list -  
highlighted

from DP9 dated 17/03/2010.

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

- 20 The refuse and recycling storage as detailed on drawing FRD PL 100 Rev D shall be provided prior to the first occupation of any of the new units (either commercial or residential), and permanently maintained and retained as such thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8, Appendix 1 and R1B/R2/R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 Quality of Life; SD2 Planning Obligations; SD3 Mixed Use Development; SD4 Density of Development; SD6 Amenity for occupiers and neighbours; SD7 Light, noise and vibration pollution; SD8 Disturbance; SD9 Resources and energy; SD12 Development and construction waste; H1 New Housing; H2 Affordable Housing; H7 Lifetime homes and wheelchair housing; H8 Mix of units; H9 Hostels; B1 General Design Principles; B4 Shopfronts, advertisements and signs; B7 Conservation Areas; N4 Providing public open space; N5 Biodiversity; N8 Ancient Woodland and trees; T1 Sustainable transport space; T2 Capacity of transport provision; T3 Pedestrians and cycling; T8 Car free housing and car capped housing; T9 Impact of Parking; T12 Works affecting Highways; E1 Location of business uses; E2 Retention of existing business uses; R1 Location of new retail and entertainment uses; R2 General impact of retail and entertainment uses ; R3 Assessment of food and drink uses and licensed entertainment; R7 Protection of shopping frontages and local shops and Appendix 1 Noise and Vibration thresholds . For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by