

Jennifer Ross  
Tibbalds Planning and Urban Design  
19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Application Ref: **2016/1402/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

21 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**Regent's Park Estate**  
**Robert Street**  
**London**  
**NW1**

Proposal: Variation of conditions 6,11,17,19,26,35 and 50 to alter the time at which the conditions need to be approved, of 2015/3076/P dated 09/12/2015, (Two-phased mixed use development to provide 116 residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots including on green/open space in plots 2,3,4. All in association with High Speed 2 proposals.)

Drawing Nos: Cover Letter from Tibbalds dated 10th March 2016.

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.6 of planning permission 2015/3076/P shall be replaced with the following condition:



#### REPLACEMENT CONDITION 6

Prior to commencement of the superstructure works associated with any phase, a community safety statement setting out details of security measures to all buildings and the public realm within the phase, including external lighting, CCTV, basement security measures, lighting to entrance areas, control of access points and other related controls and measures shall be submitted to the local planning authority. No part of the relevant phase shall be occupied until such time as the local authority has approved the community safety statement in writing.

The development shall be carried out in accordance with any such approved measures and shall be thereafter maintained.

Reason: To ensure that suitable measures are taken in respect of security of the site, in accordance with the requirements of policy CS17 of the London Borough of Camden Local Development Framework Core Strategy.

- 2 For the purposes of this decision, condition no.11 of planning permission 2015/3076/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 11

Prior to commencement of the superstructure works associated with any 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), ventilation grills, external doors and gates;
- b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).
- d) 2m by 2m panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.
- e) Detailed plans and manufacture's specification of privacy screening to St Bede's Mews and screening system to the Victory, demonstrating height and material.

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 for duration of the relevant part of development.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 For the purposes of this decision, condition no.17 of planning permission

2015/3076/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 17

Noise levels in rooms of the hereby approved buildings shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas and predicted noise levels in report ref:11775, dated May 2015. Prior to occupation of the Newlands site and Rydal Water site details of the noise levels of blocks fronting Hampstead Road shall be submitted to and approved in writing by the Local Planning Authority and thereafter be permanently retained.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 For the purposes of this decision, condition no.19 of planning permission 2015/3076/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 19

Prior to commencement of the superstructure works of the relevant part of the development, details shall be submitted to and approved in writing by the Local Planning Authority, of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, between floor and ceiling separating different types of rooms in adjoining dwellings, [eg. living rooms and kitchens above bedrooms of separate dwellings]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 For the purposes of this decision, condition no.26 of planning permission 2015/3076/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 26

Prior to any above ground superstructure works of any phase, full details in respect of the green and brown roof in the areas indicated on the approved roof plan in section 8.12 of the design and access statement shall be submitted to and approved by the local planning authority. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained and

undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 6 For the purposes of this decision, condition no.35 of planning permission 2015/3076/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 35**

**\*\* Sustainability Plan**

Prior to commencement of the superstructure works a sustainability plan shall be submitted to and approved in writing by the local planning authority. Such plan shall :

- (a) be based on a Building Research Establishment Environmental Assessment Method assessment with a target of achieving an Excellent rating and attaining at least 60% of the credits in each of Energy and Water and 40% of the credits in Materials categories;
- (b) include a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying that the measures incorporated in the Sustainability Plan are achievable.

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

- 7 For the purposes of this decision, condition no.50 of planning permission 2015/3076/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 50**

**\*\* Travel Plan**

Prior to commencement of the superstructure works to:-

- (a) submit to the Council the Travel Plan for approval; and
- (b) pay to the Council the Travel Plan Monitoring Contribution

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

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

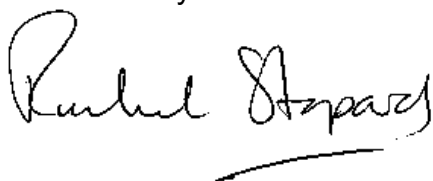
- 1 The proposed amendments to the conditions would alter the time point at which details needed to be submitted. It would not alter the details of what needed to be submitted and is not considered to be a material amendment to the proposal.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has been assessed by virtue of the previous permission 2015/3076/P.

- 2 You are advised that this decision relates only to the amended wording of the aforementioned conditions as set out above and shall only be read in the context of the substantive permission granted on [insert date] under reference number 2015/3076/P dated 09/12/2015 and is bound by all the conditions attached to that permission

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).