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N1 9RL
FAO

Application Ref: **2014/6903/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

31 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
**32 Lawn Road
London
NW3 2XU**

Proposal:

Erection of part 5, part 7 storey building comprising 72 flats (Class C3) (25 x 1 bed, 33 x 2 bed and 14 x 3-bed) with associated amenity space and landscaping, following demolition of existing buildings containing car parking, employment floorspace and rooftop, and community centre.

Drawing Nos: Drawing Numbers: 1406-100 Location Plan; 1406-200 Rev A Site Plan Ground Level; 1406-210 Rev A Level 0 Ground Level; 1406-211 Rev A Level 1; 1406-212 Rev A Level 2; 1406-213 Rev A Level 3; 1406-214 Rev A Level 4; 1406-215 Rev B Level 5; 1406-216 Rev B Level 6; 1406-217 Rev B Level 7 Roof Plan; 1406-250 Rev A Waste Storage + Management Plan; 1406-400 Rev B Proposed Streetscenes; 1406-450 Rev B West Elevation Lawn Road; 1406-451 Rev B East Elevation Upper Park Road; 1406-452 Rev B South Elevation Garnett House Courtyard; 1406-453 Rev A North Elevation; 1406-454 Rev B Site Sections AA + BB; 1406-455 Rev B Site Section CC; 1406-456 Rev A Site Section DD + EE; 1406-500 Rev A Lifetime Homes Compliance Typical 1 Bed Flat; 1406-501 Rev A Lifetime Homes Compliance Typical 2 Bed Flat; 1406-502 Rev A Lifetime Homes Compliance Typical 3 Bed Flat; 1406-503 Wheelchair Accessible Unit Plots 14 + 27; 1406-504 Rev A Wheelchair Accessible Unit Plot 6; 1406-505 Rev A Wheelchair Accessible Unit Plot 2; 1406-506



Wheelchair Accessible Unit Plot 3; 1406-507 Rev A Wheelchair Accessible Unit Plot 10; 1406-508 Wheelchair Accessible Unit Plot 19; 1406-600 Rev B Bay Study Entrance 32A; 1406-601 Rev B Bay Study Entrance 32B; 1406-602 Rev B Bay Study Entrance 32C; 1406-603 Rev B Bay Study Entrance 32D; 1406-604 Rev A Bay Study Prow Balconies; 1406-610 Rev A Typical Details; 1406-611 Rev A Material Images; MCA FNH413 LS01 Rev A Landscape Masterplan; DAT/9.0/Planning Rev A Site Survey; FNH413-P-201 Rev A Existing Plans & Elevations - Workshop; FNH413P-202 Rev A Existing Plans & Elevations Community Centre; and FNH413-P-203 Drainage Plan.

Supporting documents: Application Amendment Letter prepared by Nathaniel Lichfield & Partners (dated 27/02/15); Design and Access Statement Addendum (February 2015); Planning Statement, prepared by Nathaniel Lichfield & Partners; Employment Floorspace Assessment, prepared by Jones Lang LaSalle Ltd; Design and Access Statement (Volumes 1 - 3) prepared by JPA; Heritage Impact Assessment, prepared by Nathaniel Lichfield & Partners; Urban Design Appraisal, prepared by Nathaniel Lichfield & Partners; Landscape Masterplan, prepared by MCA Landscape Architects; Landscaping Design Strategy, prepared by MCA Landscape Architects; Transport Statement (Volumes 1-3) including Travel Plan and Servicing Management Strategy, prepared by URS; Statement of Community Involvement, prepared by Curtin & Co; Energy Statement, prepared by Silver Energy Management Solutions Limited; Sustainability Statement, prepared by Silver Energy Management Solutions Limited; Construction Logistics Plan, prepared by Fairview; Drainage Strategy and Flood Risk Statement, prepared by Infrastructure Design Limited; Noise Assessment and Noise Response to EHO comments, prepared by Grant Acoustics; Daylight, Sunlight and Overshadowing Report, prepared by CHP Surveyors Limited; Air Quality Assessment prepared by MLM Consulting Engineers Ltd; Air Quality Impact Assessment for Combined Heat and Power Plant, prepared by The Airshed; Arboricultural Development Statement prepared by CBA; Ecology Assessment, prepared by Ecology Solutions; and Wind Assessment, prepared by RWDI.

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 this permission.

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Numbers:

1406-100 Location Plan; 1406-200 Rev A Site Plan Ground Level; 1406-210 Rev A Level 0 - Ground Level; 1406-211 Rev A Level 1; 1406-212 Rev A Level 2; 1406-213 Rev A Level 3; 1406-214 Rev A Level 4; 1406-215 Rev B Level 5; 1406-216 Rev B Level 6; 1406-217 Rev B Level 7 Roof Plan; 1406-250 Rev A Waste Storage + Management Plan; 1406-400 Rev B Proposed Streetscenes; 1406-450

Rev B West Elevation - Lawn Road; 1406-451 Rev B East Elevation - Upper Park Road; 1406-452 Rev B South Elevation - Garnett House Courtyard; 1406-453 Rev A North Elevation; 1406-454 Rev B Site Sections AA + BB; 1406-455 Rev B Site Section CC; 1406-456 Rev A Site Section DD + EE; 1406-500 Rev A Lifetime Homes Compliance - Typical 1 Bed Flat; 1406-501 Rev A Lifetime Homes Compliance - Typical 2 Bed Flat; 1406-502 Rev A Lifetime Homes Compliance - Typical 3 Bed Flat; 1406-503 Wheelchair Accessible Unit - Plots 14 + 27; 1406-504 Rev A Wheelchair Accessible Unit - Plot 6; 1406-505 Rev A Wheelchair Accessible Unit - Plot 2; 1406-506 Wheelchair Accessible Unit - Plot 3; 1406-507 Rev A Wheelchair Accessible Unit - Plot 10; 1406-508 Wheelchair Accessible Unit - Plot 19; 1406-600 Rev B Bay Study - Entrance 32A; 1406-601 Rev B Bay Study - Entrance 32B; 1406-602 Rev B Bay Study - Entrance 32C; 1406-603 Rev B Bay Study - Entrance 32D; 1406-604 Rev A Bay Study - Prow Balconies; 1406-610 Rev A Typical Details; 1406-611 Rev A Material Images; MCA FNH413 LS01 Rev A Landscape Masterplan; DAT/9.0/Planning Rev A Site Survey; FNH413-P-201 Rev A Existing Plans & Elevations - Workshop; FNH413-P-202 Rev A Existing Plans & Elevations - Community Centre; and FNH413-P-203 Drainage Plan.

Supporting documents:

Application Amendment Letter prepared by Nathaniel Lichfield & Partners (dated 27/02/15); Design and Access Statement Addendum (February 2015); Planning Statement, prepared by Nathaniel Lichfield & Partners; Employment Floorspace Assessment, prepared by Jones Lang LaSalle Ltd; Design and Access Statement (Volumes 1 - 3) prepared by JPA; Heritage Impact Assessment, prepared by Nathaniel Lichfield & Partners; Urban Design Appraisal, prepared by Nathaniel Lichfield & Partners; Landscape Masterplan, prepared by MCA Landscape Architects; Landscaping Design Strategy, prepared by MCA Landscape Architects; Transport Statement (Volumes 1-3) including Travel Plan and Servicing Management Strategy, prepared by URS; Statement of Community Involvement, prepared by Curtin & Co; Energy Statement, prepared by Silver Energy Management Solutions Limited; Sustainability Statement, prepared by Silver Energy Management Solutions Limited; Construction Logistics Plan, prepared by Fairview; Drainage Strategy and Flood Risk Statement, prepared by Infrastructure Design Limited; Noise Assessment and Noise Response to EHO comments, prepared by Grant Acoustics; Daylight, Sunlight and Overshadowing Report, prepared by CHP Surveyors Limited; Air Quality Assessment prepared by MLM Consulting Engineers Ltd; Air Quality Impact Assessment for Combined Heat and Power Plant, prepared by The Airshed; Arboricultural Development Statement prepared by CBA; Ecology Assessment, prepared by Ecology Solutions; and Wind Assessment, prepared by RWDI.

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

- 3 Sample panels of each of the following shall be provided on site or at an agreed location and shall be approved in writing by the local planning authority before the relevant parts of the works are commenced:
 - a) Typical brick panel (minimum 2m x 2m in size) of each brick type including window reveals showing the colour, texture, face-bond and pointing
 - b) Panel (minimum 2m x 2m in size) of the curved staircase facade

The approved panels shall be retained on location 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 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No development (except demolition works) shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of proposed screening, roof terrace design and any roof terrace planting, The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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. This shall include the planting of 34 replacement trees on the site. 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 policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Full details of up to 121 secure cycle parking facilities hereby approved shall be submitted to and approved in writing before the development commences. The details as approved shall be provided in their entirety prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No development (except demolition works) shall take place until, full details of a sustainable urban drainage system, detailing any on and/or off site drainage works shall be submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, and shall demonstrate a 50% reduction in run off rate. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

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 CS5, CS13 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.

- 8 No development (except demolition works) shall take place until CHP specification (model, size, emissions), flue position and required abatement measures, confirming compliance with the Mayor's BAND B NOx emissions limits of 95mg/Nm3 should be submitted together with full dispersion modelling assessing the impact of the proposed CHP engine on receptors identified in the approved Air Quality Assessment (revised March 2015) - Air Quality Consultants.

Based on this, details of proposed air quality inlet positions should be provided together with details of any NOx scrubbing system in accordance with the approved Air Quality Assessment (revised March 2015) - Air Quality Consultants.

The relevant part of the works shall be carried out in accordance with the details thus approved and shall be retained and maintained thereafter.

Reason: To ensure the amenity of neighbouring and future occupants is protected in accordance with the requirements of policy CS5 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 10 No part of the flat roof areas hereby approved, other than those specifically

indicated as such on the approved drawings, shall be used as roof terraces, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Prior to the commencement of the development (except demolition) hereby permitted, full details of any proposed lighting and CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting and CCTV scheme should be implemented prior to first occupation of the development.

Reason: In the interest of crime prevention and visual amenity.

- 12 Before building works (except demolition) commence on the site, a scheme shall be submitted to and approved by the Local Planning Authority providing for the insulation of the proposed dwelling units so that externally generated from road traffic noise, and noise levels do not cause internal noise levels to exceed an indoor ambient noise levels in unoccupied rooms of 30 dB(A) LA eq (1hour) at night and individual noise event shall not exceed 45 dB LAmax The development shall be carried out in such a manner to ensure that the above noise levels are to be retained for the next 15 years.

Reason: To ensure the occupiers of the proposed flats are not unduly disturbed by nuisance from traffic noise, in accordance with policy CS5 of the Camden Core Strategy and policies DP26 and DP28 of the Camden Development Policies of the Camden Local Development Framework.

- 13 On completion, a test of a representative sample of the proposed dwellings shall be carried out to verify compliance with Condition 12. A report shall be produced containing all raw data and showing how calculations have been made. A copy of such report shall be submitted to the Local Planning Authority for its approval. The Noise report shall clearly contain standards used, measurements locations, raw tabulated and graphically represented data, time, date etc.

Reason: To ensure the occupiers of the proposed flats are not unduly disturbed by nuisance from traffic noise, in accordance with policy CS5 of the Camden Core Strategy and policies DP26 and DP28 of the Camden Development Policies of the Camden Local Development Framework.

- 14 The machinery, plant or equipment, ventilation system, etc. ("machinery") installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [5 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the

machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:1997.

Reason: To ensure the occupiers of the neighbouring and proposed flats are not unduly disturbed by nuisance from noise, in accordance with policy CS5 of the Camden Core Strategy and policies DP26 and DP28 of the Camden Development Policies of the Camden Local Development Framework.

- 15 Before building works (except demolition) commence on the site, a scheme, including standard used shall be submitted to and approved by the Local Planning Authority for the sound insulation (for both airborne and impact sound at separating walls, floors and ceilings). The scheme shall provide adequate sound insulation to prevent the transmission of noise and/or vibration from the normal activities (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 increased and vibration levels are not perceived as measured in BS 6472:2008 "Evaluation of human exposure to vibration in buildings."

Reason: To ensure the occupiers of the proposed flats are not unduly disturbed by nuisance from noise, in accordance with policy CS5 of the Camden Core Strategy and policies DP26 and DP28 of the Camden Development Policies of the Camden Local Development Framework.

- 16 On completion a test shall be carried out to verify compliance with Condition 15. A Noise report shall be produced containing all raw data and showing how calculations have been made. A copy of such report shall be submitted to the Local Planning Authority for its approval. The Noise report shall clearly contain standards used, measurements locations, raw tabulated and graphically represented data, time, date etc.

Reason: To ensure the occupiers of the proposed flats are not unduly disturbed by nuisance from noise, in accordance with policy CS5 of the Camden Core Strategy and policies DP26 and DP28 of the Camden Development Policies of the Camden Local Development Framework.

Informative(s):

- 1 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 2363).
- 2 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this

CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

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

- 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 email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted.

Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

- 5 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be

approved.

- 6 For the residential accommodation the design and construction criteria for development of building shall have regard to the good criteria set out in BS 8233:2014 Sound insulation and noise reduction for buildings - Code of Practice The scheme shall include full details on noise mitigation measures to be incorporated including window glazing and room ventilation provisions Where ventilation is required it should be capable of achieving the same noise reduction as the closed glazing or building structure.

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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment