

Q40228 – 6th September 2016

London Borough of Camden Ref: 2016/2651/P

Amendments to Conditions 6, 8, 13 and 26

a. Introduction

1. This note provides a summary of the amendments proposed to conditions 6, 8, 13 and 26, and the motivation behind these changes. Upon a further review of condition 3, it is proposed that condition 3 remain unchanged from the wording shown on the decision notice (ref: 2014/6697/P). It is also proposed to altered the proposed wording for condition 13 in order to provide additional clarity.

b. Table 1: Additional Amendments to Conditions 6, 8, 13 and 26

*Changes originally proposed shown in **red**.*

*Additional amendments now proposed shown in **green**.*

Condition Ref:	Proposed Condition Wording	Motivation Behind Amendments
6	<p>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 before the relevant part of the work is begun:</p> <ul style="list-style-type: none"> 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 	<p>The current wording of section (b) in condition 6 requires plans, elevations and section drawings of new shopfronts to be submitted to, and approved by, London Borough of Camden in order for this condition to be discharged.</p> <p>The proposed development does not include any existing or proposed shopfronts and therefore the information required by condition 6 cannot be provided, preventing the discharge of this condition. It is therefore considered that section (b) of condition 6 should be removed.</p>

Condition Ref:	Proposed Condition Wording	Motivation Behind Amendments
	<p>Authority) and samples of those materials (to be provided on site).</p> <p>The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.</p>	
8	<p>At least 28 days before development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition or works in relation to the provision of new entrances to 81-96 Kiln Place, or works in connection with the playground:</p> <ul style="list-style-type: none"> a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing. <p>The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.</p>	<p>Neither the new front entrances at 81-96 Kiln Place nor the playground works will be sufficient to warrant ground investigations. The same is also true of the clearance and preparation, relocation of services, utilities and public infrastructure and demolition works. It is therefore considered that condition 8 should be reworded to allow these specific works to commence without ground investigation.</p> <p>Condition 25 of the planning permission (ref: 2012/6338/P) granted for the redevelopment of the Bacton Low Rise Estates sets a useful precedent for the rewording of this condition, stating:</p> <p><i>“At least 28 days before development commences other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition...”</i> [Our emphasis].</p>
13	<p>No development shall take place on either the development, or works in connection with the playground, or works in connection with the provision of new entrances to 81-96 Kiln Place, other than site clearance and preparation, relocation of services, utilities and public</p>	<p>Amendments are required to condition 13 in order to make it explicit that this condition can be partially discharged. This would clarify that the early works associated with the playground and the new entrances to 81-96 Kiln Place can commence, before condition 13 is fully discharged.</p>

Condition Ref:	Proposed Condition Wording	Motivation Behind Amendments
	<p>infrastructure and demolition, or works in connection with the provision of new entrances to 81-96 Kiln Place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas prepared in consultation with the Councils transport department have been submitted to and approved by the local planning authority in writing. 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.</p>	<p>However, in an attempted to introduce further clarity, I have amended the proposed wording, as shown in green in the cell opposite.</p>
26	<p>No part of the development, with the exception of works in relation to the provision of new entrances to 81-96 Kiln Place, or works in connection with the playground, shall commence until such time as the Council has confirmed in writing that it has received plans demonstrating the levels at the interface of the development with the boundary of the Property and the Public Highway.</p>	<p>Neither the works associated with the playground or new entrances to 81-96 Kiln Place are located in close proximity to the highway. As a result, it is not considered necessary to demonstrate the levels at the interface of the development with the boundary of the Property and the Public Highway before these works begin.</p> <p>The amendments proposed therefore seek to exclude works associated with the provision of the playground and new entrances to 81-96 Kiln Place from this condition.</p>