



**BACTON LOW RISE - MINOR
MATERIAL AMENDMENT
APPLICATION**

LONDON BOROUGH OF CAMDEN

Billy September 2016

Our Ref: Q30150

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Appendices

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1 INTRODUCTION

- 1.1 We are instructed by the London Borough of Camden (LBC) (the ‘applicant’), to submit an application under Section 73 of the Town and Country Planning Act 1990 (as amended) at land bounded by Haverstock Road and Wellesley Road and at 115 Wellesley Road, 117 Wellesley Road and 2-16 Vicars Road including the Bacton Low Rise (BLR) Estate housing estate, BLR TRA Hall and Wendling Estate Hall; Gospel Oak District Housing Office and Vicar’s Road employment units. This Minor Material Amendment (MMA) application seeks approval for the:

“Variation of conditions: 3 (detailed drawings), 6 (overlooking), 7 (refuse & recycling), 9 (cycle storage), 10 (car parking), 11 (electric vehicle charging points), 12 (car club bay), 13 (motorcycle parking), 23 (wheelchair units), 25 (contaminated land measures), 26 (biodiverse roofs), 27 (bird and bat details), 28 (lighting strategy), 29 (landscaping details), 32 (building foundations), 34 (drainage details), 36 (CCTV strategy), 37 (car club parking), 40 (re-appraisal of financial viability), 43 (energy efficiency), 44 (code for sustainable homes), 45 (car free), 47 (construction management plan) and 58 and 59 (approved plans) of planning permission 2012/6338/P dated 25/04/2013 (as amended by planning permissions 2014/3633/P and 2015/1189/P) (for the redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar’s Road workshops following the demolition of all existing buildings, to provide a total of 294 residential units and associated works), namely to; provide 20 additional Class C3 residential units (19 market and 1 intermediate units), alter the housing mix, reconfigure the employment floorspace, deliver the outstanding parts of the development as a single phase, various external alterations and reconfigurations, revise the on-site car parking provision and the amount of cycle storage, and associated works”.

- 1.2 As discussed with the LBC Planning Department at pre-application stage, the applicant has reconsidered elements of the scheme in order to provide an enhanced development that is suitable for the needs of the borough’s residents. There are no Council tenants left on the estate, as the majority of tenants have successfully been rehoused elsewhere. The applicant’s intention therefore is to deliver phase 2 and 3 as a single phase, from here on referred to as Phase 2. The housing mix of the scheme has also been reconsidered in order to better suit the needs of Camden residents. To realise these changes to the schemes housing mix, the applicant is required to make various associated minor amendments to aspects of the design, which are discussed in detail in section 3 of this statement.

- 1.3 Paragraph 018 (reference 17a-018-20140306) of the National Planning Policy Guidance (NPPG) states that:

“There is no statutory definition of ‘minor material amendment’ but it is likely to include any amendment where its scale and/or nature results in a development is not substantially different from the one which has been approved.

Pre-application discussions will be useful to judge the appropriateness of this route in advance of an application being submitted”.

- 1.4 Given the limited nature of the changes to the scale and nature of the development, it will not be substantially different from the one which has been approved. LBC have agreed through pre-application discussions that the proposed amendments will not result in a substantially different development from the one which has been previously approved and therefore the changes can be considered through a Minor Material Amendment (MMA) application.

- 1.5 The application comprises of the following information in line with the Council’s validation requirements:

- Application forms, duly completed;
- Council Own Development Form;
- CIL additional information form;
- Decision notices for the planning permissions relating to Bacton Low Rise - 2012/6338/P, 2014/3633/P and 2015/1189/P;
- Site Location Plan;
- Approved plans (as listed in Appendix 1);
- Proposed plans for approval (as listed in Appendix 1);
- This Planning Statement;
- Design and Access Statement;
- Energy Strategy;
- Sustainability Statement;
- Arboricultural Impact Assessment and Arboricultural Method Statement;

- Transport Assessment;
- Drainage Strategy;
- Daylight/Sunlight Assessment;
- Basement Impact Assessment;
- Viability Appraisal (submitted confidentially);
- Cheque for £195 in payment of the relevant fee.

2 PROPOSED DEVELOPMENT

- 2.1 The proposed minor amendments discussed in detail below require the variation of conditions: 3 (detailed drawings), 6 (overlooking), 7 (refuse & recycling), 9 (cycle storage), 10 (car parking), 11 (Electric vehicle charging points), 12 (car club bay), 13 (motorcycle parking), 23 (Wheelchair units), 25 (contaminated land measures), 26 (biodiverse roofs), 27 (bird and bat details), 28 (lighting strategy), 29 (landscaping details), 32 (building foundations), 34 (drainage details), 36 (CCTV strategy), 37 (car club parking), 40 (re-appraisal of financial viability), 43 (energy efficiency), 44 (code for sustainable homes), 45 (car free), 47 (construction management plan) and 58 and 59 (approved plans) attached to planning permission 2012/6338/P (as amended by 2014/3633/P and 2015/1189/P) as well as the addition of a condition 61 (levels plans).
- 2.2 For a comprehensive schedule of condition wording and the amendments proposed to them under this MMA application please refer to **Appendix 2**.

Proposed Changes

- 2.3 The amendment proposed through this MMA application are described below.
- 20 additional residential units are proposed (this comprises 19 market units and 1 intermediate unit);
 - A 1 bed unit in Block C of Phase one is proposed to be turned from a market unit into an intermediate unit;
 - The unit mix has been altered to better suit Camden's housing needs as follows:
 - Addition of 34 x 1 beds, 9 x 2 beds and 3 x 4 beds; and
 - Reduction of 24 x 3 beds and 2 x 5 beds
 - Three additional wheelchair ready units and an associated uplift of 1 disabled car parking space are proposed;
 - Phases 2 and 3 can be delivered as a single phase – Phase 2;

- Overall rationalisation of plans to achieve a standardised grid, fewer unit typologies and the rationalisation of cores;
- Reduction in lift numbers from 16 to 11;
- Relocation of the ground floor commercial (B1 use class) units from the north west of the site to a prominent location flanking both sides of the splayed new public square (St. Martins Square) off Wellesley Road;
- Minor design changes including; the addition of bolt on balconies, an increase in cycle storage on site to accommodate the uplift in units and the removal of 18 trees to be replaced by 41 trees across the site and adjacent paves, as shown at Appendix 5 of Camlins Arboricultural Report.

2.4 For a full schedule of changes to planning permission 2012/6338/P (as amended by 2014/3633/P and 2015/1189/P) proposed through this MMA application please see **Appendix 3**.

2.5 To facilitate the above changes the following revisions to the planning conditions are required.

Variation of Condition 6 (overlooking)

2.6 It is proposed to vary condition 6 so the wording reflects the correct blocks and elevations of the development that the applicant will implement measures to prevent unreasonable overlooking of neighbouring premises onto.

Variation of Condition 9 (cycle storage)

2.7 It is proposed to vary condition 9 so the wording accords with the applicant's intention to deliver Phases 2 and 3 as a single phase – Phase 2 and to reflect the uplift of cycle storage spaces proposed in the MMA application. The cycle storage proposals seek to comply as far as possible with the London Plan's (2016) Cycle Parking minimum standards as set out in Table 6.3 given the constraints with working with the consenting building envelope (please see Transport Statement for further details). There will now be 445 cycle storage spaces provided rather than 398.

Variation of Condition 10 (car parking)

- 2.8 It is proposed to vary condition 10 so that the planning consent accurately reflects the number of fully accessible car parking spaces proposed across the site (16 rather than the 15 spaces previously consented). It is also necessary to vary condition 10 to ensure that the wording is in accordance with the amendment to the scheme's phasing, that is, delivering phase 2 and 3 and a single phase – Phase 2.

Variation of Condition 12 (car club bay)

- 2.9 It is proposed to vary condition 12 so the wording accords with the applicant's intention to deliver Phases 2 and 3 as a single phase – Phase 2, as well as the proposal to replace the previously consented car club bay with a disabled parking bay, in line with the change in LBC's position in respect of the provision of car club bays. Should the need arise in future, an existing parking bay can be converted to provide a Car Club bay, subject to due consultation with Camden highways officers.

Variation of Condition 23 (wheelchair accessible dwellings)

- 2.10 It is proposed to vary condition 23 to reflect the uplift of three wheelchair accessible residential units proposed through this MMA application. There are now 32 wheelchair accessible dwellings proposed compared to the 19 previously approved.

Variation of Condition 37 (car club parking)

- 2.11 It is proposed to vary condition 37 so that the wording accounts for the change in LBC's position in respect of the provision of car club bays. As confirmed by LBC Officers during pre-application discussions, LBC no longer promote the provision of car club bays in line with the findings of the Camden Local Plan Evidence Report, Car-free development (February 2016), which suggests that growth in car club provision has stagnated in recent years, mainly because there is an over-provision of on-street cars relative to the level of membership.

Variation of Condition 40 (re-appraisal of financial viability)

- 2.12 It is proposed to vary condition 40 so the wording accords with the applicant's intention to deliver Phases 2 and 3 as a single phase – Phase 2. This has timing implications for the re-appraisal of the affordable housing provision on Phase 2. The wording will allow additional affordable housing to be provided at a later stage should the viability of the development allow the applicant to do so.

Variation of Condition 43 (energy efficiency)

- 2.13 It is proposed to vary Condition 43 so the wording accords with the applicant's intention to deliver Phases 2 and 3 as a single phase – Phase 2. The amended condition wording recognises the submission of a revised Energy Strategy with the MMA and ensures the outstanding parts of the scheme must comply with this.

Variation of Condition 44 (Code for Sustainable Homes)

- 2.14 It is proposed to vary Condition 44 so the wording accounts for the eventuality that the scheme cannot connect to The Royal Free Heat Network on completion of Phase 2 of the development. This would have implications on the achievement of Code for Sustainable Homes Level 4, as required by Condition 44 of the planning permission, and so the amendment wording grants flexibility on the achievement of the level 4 rating - as agreed with LBC during pre-application discussions.

Variation of Condition 45 (car free development)

- 2.15 It is proposed to vary Condition 45 so the wording accords with the uplift in dwellings across the site proposed under the MMA. There will now be 243 car free residential units on the site, compared to 226 previously consented.

Variation of Condition 58 and 59 (approved plans)

- 2.16 It is proposed to vary condition 58 and 59 so that the wording accords with the updated plans submitted as part of this MMA application.

Addition of a Condition 62 (levels plans)

- 2.17 It is expected that the Council will require a further condition to be added to the planning permission which would require a levels plan to be submitted prior to Phase 2 of the development. The suggested condition wording is as follows:

“Before the relevant parts of the works within Phase 2 of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and

demolition associated with that phase, a levels plan, detailing the site levels on the relevant phase of the development, shall be submitted to and approved in writing by the local planning authority”.

Amendments to other conditions

- 2.18 It is proposed to vary the wording of conditions 3, 11, 13, 25, 26, 27, 28, 29, 32, 34, 36, 40 and 47 of the planning permission so they accord with the applicant’s intention to now deliver Phases 2 and 3 of the development as a single phase – Phase 2.
- 2.19 For clarity no amendments are proposed to conditions 1, 2, 4, 5, 8, 14- 22, 24, 30, 31, 33, 35, 38, 39, 41, 42, 46, 48-57, 60 (temporary heating unit) and 60 (replacement tree planting).

3 PRE-APPLICATION CONSULTATION

- 3.1 Between June and September 2016 the applicant and their design team has met with the local planning authority and the local community to consult them on the changes to the approved development.
- 3.2 Pre-application discussions with LBC confirmed that the Council consider within the context of the original permission the proposed changes constitute a MMA. The pre-application discussions illustrated that officers do not consider there to be fundamental concerns over the amendments proposed.
- 3.3 During pre-application discussions the main concerns raised and the applicant's subsequent responses have been as follows:

Comment/Observation	Applicant response
Officers stated they would expect the tenure split between affordable housing and market housing to be retained if there is an uplift of units. They appreciated that viability would feed into the final tenure split proposed.	The Phase 2 MMA proposals include an uplift of 19 market sale and 1 intermediate units. The change will mean that 37.6% of units will be affordable compared to 39% previously approved. The rationale for this unit mix is grounded in satisfying the needs of Camden's residents and ensuring that the maximum reasonable amount of affordable housing is provided. The applicant has confirmed they are willing to reappraise their proposals and provide additional affordable units should they find the viability position improves in the future. The proposals have been designed so units can be flipped between tenures at a later date.
Officers advised that both the standards in LBC's Wheelchair Design Guide and those set out in Part M of the Building Regulations (2015) should be met.	The applicant has sought to ensure the MMA proposals accord with LBC's Wheelchair Housing Design Brief (2013) wherever possible. Further details regarding this are provided in the Design and Access Statement.
Officers advised that collectors should not have to drag bins more than 10m from the point of storage to the collection vehicle and that residents should not be expected to carry their waste more than 30m from	All stores are accessible within 10m of the refuse collection vehicle with the exception on one location where the distance is 26m. Where possible distances remain under 30m from residents front door entrances to the bin stores. In five instances the distances exceed the maximum

Comment/Observation	Applicant response
the front entrance of their building to a bin store.	30m guidance by a negligible 1-3m. LBC Officers have supported a relaxation of this standard, appreciating the site constraints in this regard.
Officers stated waste storage for the commercial units should be kept separate from the residential waste storage.	The MMA application includes revisions to the waste strategy which make provision for separate commercial and resident waste storage – as illustrated on page 115 of the Design & Access Statement submitted with this application.
With regard to the west elevation (on block D), Officers considered that by compressing the ends of the building and making it broader in the middle of the building the design loses depth. By standardising the elevation it weakens the design. Officers advised that more variation in the elevation would be welcomed.	The applicant has taken these comments on board and has introduced a configuration of windows with a variety of opening types to the western facade of Block D.
Officers advised that if cycle storage is to be put in the front entrances/gardens of dwellings, the cycle stores must become part of the architecture. I.e. they must be attached to the low brick walls proposed and also be built using the same brick and preferably, have timber roofs.	This has been ensured. Please see the Design and Access statement for further details regarding the cycle storage strategy.
Officers confirmed that it is the Council's preference to have wheelchair ready units rather than wheelchair adaptable units in the social rented tenure.	This has been factored into the proposals. 32 wheelchair units are proposed (22 wheelchair ready units will be in the social rented tenure and 10 wheelchair adaptable units will be in the market sale tenure).
Officers confirmed the requirement of an additional wheelchair parking bay as part of the MMA proposals. This should be provided on Haverstock Road rather than Wellesley Road.	The MMA proposals have included the additional wheelchair parking bay as required.
Officers noted that the location of the commercial units under the MMA poses servicing/transport concerns as it would require delivery vehicles to reverse down St. Martin's Court.	The MMA proposals now include a loading bay for the commercial units on Wellesley Road, which has been designed as a shared surface with time restrictions of loading/unloading between 1000 and 1600 only. At all other times there will be pedestrian priority on the loading bay. The Transport Assessment submitted with this application illustrates the swept path analysis for

Comment/Observation	Applicant response
	the servicing vehicle and confirms servicing arrangements will not present any harm to safety.
Officers suggested that the 2nd floor elements need to wrap around the buildings.	All the windows at second floor level have got perforated metal balustrades which create more of a horizontal band around the façade and these then wrap the corners.
LBC requested further justification for the removal and replacement of trees on the corner of Wellesley Road and Haverstock Road.	Please see the Arboricultural Impact Assessment submitted in support of this MMA application.
LBC no longer encourages the provision of car club bays. Officers advised an amendment be made to the MMA application proposals to remove the car club bay.	The MMA application proposals have replaced the consented car club bay on Wellesley Road with a wheelchair bay.

- 3.4 The applicant responded to the Council's recommendation that they engage the local community on the MMA application proposals by seeking to engage residents on a coordinated set of proposals. The MMA application public engagement event was held on 9 September between 3pm-7pm at the Bacton Low Rise TRA Hall. The event was publicised in the local area with posters, in a local newspaper and on social media. Members of the design team were present to talk people through the MMA proposals and respond to people's questions.
- 3.5 The design team received two written feedback statements, both of which related to the future use of the commercial units facing onto the proposed St. Martin pedestrian square. These comments have been taken into account by the design team and Camden Officers and further forums will be held with the local community following the submission of this MMA application to discuss the uses of the commercial units provided on site.
- 3.6 Verbal feedback from residents of the residential Bacton Tower (Nos. 121-219 BLR) highlighted concerns about overlooking from the North Gable of Block F1. The design team have taken on board these comments, reviewed the design in relation to these areas of concern and amended the proposals to incorporate measures to prevent unreasonable overlooking of neighbouring premises, such as, the rotation of balconies on Block F1 away from the Bacton Tower, obscure glazing on all



windows on the north façade of Block F1 above ground floor and non-opening windows up to 1.7 metres above the floor of the room in which the window is installed.

4 ANALYSIS

4.1 This section explains how, in the context of Section 38 (6) of the Planning and Compulsory Purchase Act (2004), the MMA proposals accord with the statutory development plan, which comprises: The National Planning Policy Framework (NPPF) (2012), the London Plan (2016), the Camden Core Strategy (2010) and Camden Development Policies (2010). This application has also had regard to the emerging planning policy applicable to the site, which comprises of the Camden Local Plan submission draft (2016).

a) Housing Mix

4.2 Permission has been granted under application ref. 2012/6338/P (as amended by 2014/3633/P and 2015/1189/P) for 117 affordable units (107 social rent and 10 intermediate), which equate 39.8% of the total dwellings and 44.7% of the total residential floorspace in the scheme, and 177 market units, which equate 60.2% of the total dwellings and 55.3% of the total residential floorspace in the scheme.

4.3 The original application (ref. 2012/6338/P) for the redevelopment of Bacton Low Rise was assessed against the Local Development Framework which comprised the Camden Core Strategy (2010) and Camden Development Policies (2010). The Local Development Framework has not since changed since the 2012 application and therefore the application proposals will continue to be assessed against these policies, as well as the updated London Plan (2016) and overarching NPPF (2012).

4.4 The MMA application involves an increase in the overall number of units by 20, from 294 to 314. These changes comprise of an additional 19 market units and 1 intermediate unit.

4.5 The proposed MMA will grant permission for; 118 affordable units (107 social rent and 11 intermediate), which equates 37.6% of the total dwellings and 41.7% of the total residential floorspace in the scheme, and 196 market units, which equates 62.4% of the total dwellings and 58.3% of the total residential floorspace in the scheme.

4.6 The amendments to the housing tenure and size mix applied for are driven by the applicant seeking to meet an identified housing need and to ensure that the development provides the maximum reasonable amount of affordable housing.

- 4.7 It is considered that the application proposals accord directly with Policy CS6 of the Camden Core Strategy (2010) by *“securing sufficient housing of the right type and quality”*. The MMA proposals *“maximise the supply of additional housing”* over the plan period and, in the context of the overall redevelopment of BLR, provide, *“the maximum reasonable amount of affordable housing under the specific circumstances of the site, including the financial viability of the development”*.
- 4.8 Furthermore, the MMA proposals comply with Policy DP2 and DP5 of Camden Development Policies (2010). Policy DP2 states the Council will seek to maximise the supply of additional homes in the borough by *“expecting the maximum appropriate contribution to supply of housing on sites that are underused... taking into account any other uses that are needed on the site”*.
- 4.9 In terms of emerging policy the MMA application proposals directly comply with emerging Policy H1 ‘Maximising housing supply’ of the Camden Local Plan submission draft (2016) in so much as they *“aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing”*. The proposals seek to contribute to the target for additional homes set out in the Camden Local Plan submission draft (2016), particularly self-contained homes, by *“regarding self-contained housing as the priority land-use of the Local Plan”*.
- 4.10 In respect of regional planning policy, the MMA seeks a revised housing mix in order to best meet *“the pressing need for more homes in London”* and *“promote opportunity and provide a real choice for all Londoners in ways that meet their needs”* in accordance with London Plan (2016) policy 3.3 ‘Increasing Housing Supply’.
- 4.11 As requested during pre-application discussions with the LBC, tables are provided in Appendix 4 which compare the unit mix and floorspace figures of the approved with the proposed schemes in order to clearly illustrate the minor changes.

b) Phasing

- 4.12 There are no Council tenants left on the existing estate. The majority of residents on the existing estate have already been successfully rehoused in Block A and B1 of Phase 1 of the development, which is almost completed. Other residents have moved away from the estate. There is no longer a requirement to decant existing Council tenants from the part of existing estate into Phase 2 whilst phase 3 is constructed.

- 4.13 The MMA application will deliver Phases 2 and 3 as a single phase – Phase 2. Delivering those parts of the scheme yet to be developed as one phase means increasing the construction efficiency of development and resultantly realising a meaningful number of homes ready for occupation by LBC residents in a shorter timeframe. LBC have agreed to this approach in pre-application discussions.

c) Design

- 4.14 To facilitate the change in the housing mix as set out above, the MMA involves minor amendments to the design of Phase 2.
- 4.15 The design proposals retain the design intent and architectural language of the scheme as consented and seek only to enhance further where appropriate the aesthetic character of the development in line with Camden Core Strategy (2010) policy CS14 to deliver the highest standard of design possible that *“respects local context and character”* and *“promotes high quality landscaping and works to streets and public spaces”*.
- 4.16 An assessment of planning policy and guidance confirms that these minor changes would not result in a scheme that is substantially different from the one which has been approved. Furthermore, the Council have confirmed in pre-application discussions that the principle of a MMA application is accepted for the design alterations proposed and that these proposals represent an opportunity to meaningfully enhance the scheme.
- 4.17 The MMA proposes to slightly increase the roofline ridge heights on some blocks, as illustrated on the elevations plans submitted with this application. The maximum increase in height proposed is 850mm.
- 4.18 The increase in the ridge heights of some blocks is due to increasing the floor decks on the 6th and 7th floors to ensure level access can be achieved across all roof terraces within the Phase 2 proposals. This is something that Philippa Jackson (LBC Access Officer) requested during pre-application meetings and which the applicant has willingly incorporated. The applicant has had to alter the heights of the slabs which in turn has had a minor impact on the rooflines. It is worth noting additionally that many of the rooflines across blocks E3, EH&M, FH&M, F3 & F4 are decreasing.

4.19 LBC officers have confirmed through pre-application discussions that these minor increases and decreases are acceptable.

4.20 It is considered that the proposals accord with the massing and design intent of the original application whilst enhancing the efficiency of all units at the uppermost levels of the proposals. The minor increase in roofline ridge heights on some blocks is relative to the “*character, setting, context and the form and scale of neighbouring buildings*” given the sites proximity to properties such as the 22 storey residential Bacton Tower and numerous 4 storey Estate Blocks. The proposals in this respect complies with the requirements as set out in Camden Development Policies (2010) Policy DP24 – securing high quality design.

i) Standardised grid

4.21 The MMA proposals incorporate a more standardised grid across cores D1, D2, E1, E2, F1 & F2 with potential for structural spans to be standardised and reduced. This amendment, in combination with the other design based amendments discussed here, allows for the delivery of more sqm (GIA) than on the approved scheme, generating additional residential floor space.

ii) Fewer unit typologies

4.22 The proposals include the rationalisation of unit typologies – reducing the count of 85 unit typologies, as consented, to a more efficient 42. This amendment, in combination with the other design based amendments discussed here, allows for the delivery of more sqm (GIA) than on the approved scheme, generating additional residential floor space.

iii) Rationalisation of cores

4.23 The proposals rationalise the building cores across Phase 2 to enhance efficiencies of NIA to GIA ratio. This creates more space in the plans to accommodate residential floor space, rather than circulation, contributing to the creation of an addition 20 units within the consented building envelope.

iv) Addition of bolt on balconies

4.24 The proposals increase the schemes variety in façade language which enhances the character of the courtyard façades ensuring a higher level of activity at every level of the scheme. It should be noted

that the external envelope and massing of the blocks will remain ultimately unchanged as will the buildings footprint. The design intent and architectural language of the façades established the previous permissions will be preserved.

v) Additional floorspace in roof voids

- 4.25 The MMA realises additional floor space on the upper floors in the roof voids of the pitched roofs, contributing to the uplift in overall unit numbers. This is possible due to the reduction in floor to floor heights at all levels above ground floor (from 3225mm to 3075mm). As illustrated in the plans submitted in support of this application, the proposals ensure that the heights are still greater than those prescribed in the nationally described space standard.

d) Amenity

i) Density

- 4.26 The MMA application involves an uplift in the number of dwellings per hectare due to the amended unit mix. The approved scheme includes 155 dwellings per hectare and 486 habitable rooms per hectare. This will increase to 166 dwellings per hectare with the number of habitable rooms per hectare staying the same (486) under the MMA proposals. The approximate number of residents on site under the approved scheme would be 1102. The MMA proposals will not involve an uplift in the number of residents.
- 4.27 The original application for the redevelopment of BLR (2012/6338/P) was for 153 dwellings per hectare and 479 habitable rooms per hectare. Jonathan Markwell, the Case Officer for the original application, remarked in his Report to Committee that the proposals marginally exceeded the habitable rooms figure when compared with the London Plan and support housing SPG, which has a guidance density of 200-450 habitable rooms per hectare (equivalent to 45 to 170 dwellings per hectare) for an urban location with a PTAL of 2-3. The Case Officer noted however *“London Plan policy 3.4 details that when considering whether the proposals optimise the site factors of local context, design, transport capacity, social infrastructure, open space and play should also be considered, with the supporting text also stipulating that the density table should not be applied mechanistically”*.

- 4.28 This application will result in a marginal increase in the density of dwellings and habitable rooms on site. It is considered that the quality of the design of the development in overall terms and the improvement in tenure mix (both discussed below) in particular mitigate the marginally higher than guidance density figure. Hence the scheme is considered to optimise the use of the site, compliant with Local Development policies CS1 of Camden's Core Strategy (2010) and DP2 of Camden's Development Policies (2010).
- 4.29 In respect of amenity, the Council will consider the proposals with regard to Policy CS5 of the Core Strategy (2010), Policy DP26 of Camden's Development Policies (2010) and also the guidance and advice contained within Camden Planning Guidance 6. The minor increases in density as part of the MMA application will not adversely impact the borough's "*environment and heritage or the amenity and quality of life of local communities*" are so are considered acceptable.
- 4.30 The Council have confirmed in pre-application discussions that these minor increases in density are acceptable.

ii) Overlooking

- 4.31 The MMA incorporates design measures intended to minimise any harmful overlooking impacts of the BLR development on neighbouring properties in accordance with Camden Core Strategy (2010) Policy CD5 – Managing the impact of growth and developments seeking that development in Camden protects and enhances "*our environment... and the amenity and quality of life of local communities*".
- 4.32 The MMA proposals include the rotation of balconies on Block F1 away from the Bacton Tower, obscure glazing on all windows on the north façade of Block F1 above ground floor and non-opening windows up to 1.7 metres above the floor of the room in which the window is installed in order to safeguard the amenity of neighbouring residents.

iii) Daylight/Sunlight

- 4.33 GVA, the Applicant's daylight and sunlight consultants, have reviewed the plans and have confirmed that the proposed development will only have a limited effect on daylight and sunlight to the neighbouring residential dwellings, with the vast majority of windows/room retaining excellent light

levels. Also the internal daylight and sunlight that will be achieved will be excellent. Therefore the proposals satisfy both the BRE Guidelines and British Standard for daylight and sunlight.

e) Play and Open Space

i) Play Space

- 4.34 There BLR site will be home to approximately 161 children – 68 in the under 5 category, 55 in the 5-11 category and 37 in the 12+ category.
- 4.35 The Shaping Neighbourhoods: Play and Informal Recreation SPG (2012) prescribes a 10 sq m per child benchmark, which set against the approximate child yield for the proposed unit mix applied for herein would result in a requirement of 1,613.5sqm of playspace. The MMA proposals exceed this, providing 722sqm of door-step play space (appropriate for 1-5 year olds) and 1,226sqm of local play space (appropriate for 5-11 year olds), as illustrated in the Play Space Provision Phase 1+2 drawing reference LL543-R-004, prepared by landscape architects Camlins, submitted with this application.
- 4.36 The proposals make ample provision for play and informational recreation, based on the expected child population generated by the scheme and an assessment of future needs in line with London Plan (2016) Policy 3.6 – children and young people’s play and informal recreation facilities.

ii) Open Space

- 4.37 The number of residents accommodated on the BLR site under the proposed scheme is approximately 1109. The Camden Open Space, Sport and Recreation Study Update (2008) identifies need and recommends approaches for play space, natural and semi-natural green space and allotments. Paragraph 31.8 of the Camden Development Policies (2010) applies a guide target of 9sqm of on-site open space provision per person.
- 4.38 The BLR site, as proposed under the MMA application, provides 5,443sqm of publically accessible open space, 2,373sqm of communal open space and 1,899sqm of private open space – 9,715sqm in total - as illustrated on landscape architects Camlins’ drawing reference LL543-R-004. This is marginally below the LBC guide 9,981sqm.

4.39 The MMA application however involves a significant improvement to the quality of open space provided on site, in comparison to the BLR Estate prior to its redevelopment. Camden Development Policies (2010) Policy DP31 – Provision of, and improvements to, open space and outdoor sport and recreation facilities, seeks “*development that is likely to lead to an increased use of public open space*”. The highly accessible superior quality public open spaces provided on site, including the St. Martins public square, are designed to encourage use and the applicant considers the marginal shortfall in open space provision on site as compensated by the marked increase in the quality of open space.

f) Sustainability

i) Energy

4.40 The applicant’s sustainability consultant, Hoare Lea, have updated the Energy Strategy submitted with the original Bacton application (2012/6338/P) in line with the MMA proposals. They confirm that the revised energy strategy takes into account the changes to the scheme both in terms of the additional dwellings and design development.

4.41 The principal target for the MMA application is to achieve a reduction in regulated CO₂ emissions of 35% beyond the requirements of the Building Regulations Part L (2013), as set out in London Plan Policy 5.2 and the requirements of the Building Regulations Part L (2013) for fabric energy efficiency.

4.42 This Energy Strategy has demonstrated that through implementation of passive design and energy efficiency measures and the connection to the Royal Free District Heat Network, that overall the Proposed

4.43 Development is anticipated to achieve a 37% reduction in regulated CO₂ emissions beyond the requirements of the Building Regulations Part L (2013) ‘baseline’ Passive design measures and energy efficiency measures which would be implemented at the Proposed Development include:

a. Suitable glazing ratio and glass g-value to balance heat losses and gains and daylight ingress

b. Fabric insulation levels achieving improvements over Building Regulations Part L (2013) requirements of 25% - 100%

- c. Fabric air permeability achieving improvements over Building Regulations Part L (2013) requirements of 70% and 50% for dwellings and commercial spaces respectively
- d. Efficient space heating systems with zonal, programmable and thermostatic controls, with separate programmer for hot water
- e. Efficient low-energy lighting throughout all dwellings. External and communal lighting will be coupled to daylight and presence detection sensors to minimise unnecessary use
- f. Efficient mechanical ventilation with heat recovery which will limit the need for space heating in winter months, aid the mitigation of high internal temperatures in summer months (where openable windows cannot be used due to ambient acoustic conditions), and maintain good indoor air quality
- g. Appropriately insulated pipework and ductwork (and air sealing to ductwork) to minimise losses and gains
- h. Variable speed pumps and fans to minimise energy consumption for distribution of services

4.44 These passive design measures are anticipated to achieve a 4.5% reduction in regulated CO₂ emissions beyond the requirements of the Building Regulations Part L (2013). As a result, the Proposed Development would achieve compliance with the requirements of the Building Regulations Part L (2013) through passive design and energy efficiency measures, i.e. before the use of LZC technologies.

4.45 In addition to the above, the Proposed Development would benefit from a connection to the Royal Free district heat network that would supply all of the heating and hot water demands of the dwellings and be available for the tenants of the commercial spaces. It is expected that regulated CO₂ emissions savings of 129tonnes per annum can be achieved. This is equivalent to a 32.9% reduction in CO₂ emissions beyond the Building Regulations Part L (2013) 'baseline'.

4.46 The BLR scheme is aiming to achieve Part L (2013) compliance at the 'Be Lean' stage and a Code for Sustainable Homes (CfSH) score that is at the level of a 'Level 4' rating. However the credit for CO₂ emissions reductions in the CfSH requires a mandatory 19% reduction in CO₂ emissions beyond Part L1A 2013 to meet the minimum Level 4 standard. This is required for a dwelling to be certified at 'Level 4'. If the connection to The Royal Free network is not available at the point of CfSH certification,

due to ongoing contractual negotiations between Camden, The Royal Free and the energy provider, then it cannot be used in the calculations and the required 19% is will not be met through the use of high efficiency gas fired boilers alone. The MMA application therefore proposes an appropriate revision of condition 44 (CfSH) to account for the eventuality that the scheme cannot connect to The Royal Free CHP on completion. This has been discussed with LBC during pre-application discussions and agreed upon in principle with the Council.

ii) Drainage

- 4.47 The applicant's drainage consultant, Momentum, have updated the Drainage Strategy submitted with the original Bacton application (2012/6338/P) in line with the MMA proposals.
- 4.48 The drainage serving the existing development is a combined system taking both foul and surface water flows that discharges in to the public combined sewer in Wellesley Road via a manhole situated within the carriageway adjacent to the southern boundary of St. Martins Church. The Phase 2 MMA instead proposes a separate foul and surface water system combining in to one system via a new manhole to be constructed on the existing connection from the site. The foul system is to be designed in accordance with the requirements of the Building Regulations.
- 4.49 Policy 5.13 of the London Plan (2016) states that developments should aim to achieve greenfield run-off rates unless there are practical reasons for not doing so. The greenfield run-off from the site for the 100 year return period is 11.11 l/s and if the flow is restricted to this figure 390m³ of on-site storage would have to be provided. Due to spatula restraints of the site this cannot be accommodated and therefore the run-off rate needs to be increased so that the amount of storage is reduced to a volume that can be accommodated on-site.
- 4.50 The MMA drainage strategy restricts the flow to 40 l/s, which represents 11% of the existing flow of 343.6 l/s (a reduction of 89%). 226m³ of storage is required based on the 100 year return period. The storage chambers incorporated in the proposals will be beneath the central road and will be constructed using 2 no. 40m x 2.5m x 1.2m cellular storage units which will give a total volume of 228m³. This is in line with Camden Development Policies (2010) Policy DP23 which requires developments to reduce the pressure on the combined sewer network and the risk of flooding by; *"incorporating water efficient features and equipment and capturing, retaining and re-using surface*

water and grey water on-site” as well as “limiting the amount and rate of run-off and waste water entering the combined storm water and sewer network through the methods outlined in part a) and other sustainable urban drainage methods to reduce the risk of flooding”.

g) Waste Strategy

- 4.51 The waste management strategy for Phase 2 of the Bacton development has developed since the granting of the extant permission(s). The proposed quantum of waste provision under the Phase 2 MMA application is fully compliant with LBC’s CPG 1 - Design and British Standard BS5906-2005 – Waste management in buildings, while having minimum impact on the ground floor streetscape of the scheme.
- 4.52 Where possible distances remain under 30m from residents front door entrances to the bin stores, in compliance with the guidance set out in paragraph 10.15 of Camden Planning Guidance 1 – Design (2015). In the five instances where the distances exceed the maximum 30m guidance LBC Case Officer for the MMA application, has supported relaxation of this standard, acknowledging the negligible exceedance in any instance (1-3m) and that the applicant has reduced distances as far as possible given site constraints.
- 4.53 The MMA proposals incorporate approximately 21 sqm of bulk storage following recommendations to do so from Gavin Sexton (LBC Principal Planner) and Ann Baker (LBC Principal Environmental Services Officer) during pre-application discussions. This enables residents to store bulky waste prior to collection, avoiding abandonment outside which causes hazards.
- 4.54 The provision of bulk storage on site addresses the requirement set out in Camden Core Strategy (2010) Policy CS18 that *“developments include facilities for the storage and collection of waste and recycling”*. It is also in line with planning guidance provided in BS 5906–2005 on waste management in buildings. This recommends that *“separate enclosed accommodation at ground level... should be provided for the storage of large and bulky waste... or recyclable materials or both, so that the collection agent can make special collection arrangements”*.

h) Basement plant room

4.55 Throughout the MMA design process it has become apparent that the consented basement that sat beneath block E2 was not adequate to meet the needs of the scheme. The applicant's various technical consultants have collaborated to deliver a new design and layout that reflects a solution to a series of complex constraints that the basement must negotiate. This has resulted in a basement plant room, approximately 550sqm, situated beneath the new St Martin Square to the east of the site. The MMA proposes this basement plant room location for the following reasons:

- It sits in a wide open space situated between two commercial units, to avoid the plant rooms generation of noise being a nuisance to residential units;
- It is easily accessible from Wellesley road for maintenance and replacement of plant;
- The St Martin Square wide open space gives ample clearance for the large areas of ventilation which are required for air change in the basement. Additionally the basement will require smoke ventilation.
- The location complies with Gas Safe legislation (The Gas Safety (Installation and Use) Regulations 1998) which requires any gas boilers must avoid being situated beneath buildings so as not to compromise structure in the unlikely event of an explosion;
- The placement of plant below St Martin Square allows for two points of access within the Block D1 and F3 cores. F3 lobby lift will allow for step free access to basement level for replacement of heavy equipment.

4.56 The revised plant room provides stand-alone temporary boilers to serve the site in the instance that it cannot connection to a wider heat network or the primary connection faults temporarily. The provision of stand-alone backup boilers complies with the Councils promotion of local energy generation, as specified in Camden Core Strategy (2010) Policy CS13. The development will endeavour to connect to the Royal Free District Heating system once it becomes available.

4.57 A Basement Impact Assessment (BIA), prepared by Momentum, has been submitted which assesses the basement plant rooms impact on "*drainage, flooding, groundwater conditions and structural stability*" in line with Camden Development Policies (2010) policy DP27. The BIA submitted in support of this application confirms the basement plant room does not cause harm to the built and natural environment and local amenity, and does not result in flooding or ground instability.

i) Access

i) Street & Courtyard Access

4.58 A 2M change in level occurs across the site moving from south west to north east. This change in level has its greatest impact on the courtyards of Block D and Block E where a clear change in level must be accommodated through landscape design. This condition has resulted in a number of units on the ground floor needing steps up from their courtyard facing terrace to the communal courtyard level.

4.59 Where possible step free access has been achieved across the site in line with Camden Development Policies (2010) Policy DP29 – Improving access, which states the Council will seek “*all buildings and places (to) meet the highest practicable standards of access and inclusion*”. All access to communal apartment lobbies and ground floor street accessed units from street is step free. However there are currently 13 courtyard units that require steps to the communal courtyard from their level access amenity space at the rear of the units. There is only one location at the base of Block D where stepped access from a communal core to the courtyard is required. Where stepped access from terrace to courtyard is required the applicant has ensured level access can be gained via undercroft or bike stores.

ii) Wheelchair Units

4.60 There has been an uplift of 3 Wheelchair Accessible Units (WAU) (32 in total) from the extant permission. This has been possible due to the rationalisation of the building layout and structure. The provision of homes on site that either meet wheelchair housing standards, or can easily be adapted to meeting them meets the 10% of total dwellings requirement set out in Camden Development Policies (2010) Policy DP6.

4.61 Social Rented WAUs are to be built wheelchair ready while market sale units will be adaptable. The applicant has sought to locate wheelchair accessible units on the ground floor where possible. Where this has not been possible three units have been located at first floor within a block which has two dedicated wheelchair lifts.

j) Transport Strategy

i) Car Free Development

- 4.62 The MMA application remains, in line with extant permission, a car free development in principle. In line with policy DP18 – Parking standards and limiting the availability of car parking, the MMA parking strategy aims to promote the use of bicycles, cater for people with disabilities and essential service vehicles, and deter unnecessary car use.

ii) Wheelchair Parking

- 4.63 The previous planning consent provided 15 wheelchair bays across the site. This was based on a ratio of 0.5, as agreed with the statutory authority, against the number of wheelchair units (29) on site. The MMA application applies this ratio to the revised proposal for 32 wheelchair units which presents the 16 wheelchair bays applied for in this application - five of which are for the use by residents of Phase 1. The disabled parking bays are provided on Haverstock Road similar to the consented parking arrangement.
- 4.64 The designated disabled parking bays are proposed to be provided within the 50m recommended distance of wheelchair unit with the exception of five wheelchair ready units. The Inclusive Mobility best practice guide (December 2015) states that *"spaces for Blue Badge holders should be provided as close as possible, preferably within 50 metres of the facilities served by the car park"*. It should be noted that while the MMA design has sought to provide all disabled parking bays within the recommended 50m of wheelchairs units, due to site constraints three units have a walking distance of approximately 100m to the disabled parking bay. As an additional measure the design team have suggested that Wellesley Road, which is under Highways ownership, provides an additional number of blue badge holder spaces to give flexibility for the wheelchair users in block E3 as indicated on page 105 of the Design & Access Statement submitted with this application.

iii) Pedestrian improvements

- 4.65 The proposed development provides public spaces and improves pedestrian links on Haverstock Road and are unchanged through the MMA application. These improvements to public spaces and pedestrian links compared to the existing position, including an investment in the boroughs public realm, assist in promoting sustainable travel *"in order to support Camden's growth and to promote walking"* in line with Camden Core Strategy Policy CS11 - Promoting sustainable and efficient travel.

iv) Servicing

- 4.66 Drawings 38856/001/001-004, prepared by Peter Brett Associates, appended to the Transport Statement submitted in support of this application, indicate the locations of the refuse collection stores on the ground floor of BLR Phase 2, in line with part b of Camden Core Strategy (2010) Policy CS18 – Dealing with our waste and encouraging recycling, along with the swept path analysis for a Camden refuse collection vehicle accessing the stores. All stores are accessible within 10m of the refuse collection vehicle with the exception on one location where the distance is 26m
- 4.67 A loading bay has been proposed at Wellesley Road to service the proposed commercial units in line with Camden Development Policies (2010) Policy DP18 – Parking standards and limiting the availability of car parking that states *“for car free... developments the Council will limit on-site parking to... operational or servicing needs”*. The Camden Development Policies (2010) states the Council will have regard to the hierarchy of roads set out under paragraph 21.6 when assessing proposal for developments connecting to the highway networks. Wellesley Road is designated as a Local Road, where *“on-street servicing may be acceptable subject to impact on safety and the environment”* which the applicant has assessed as minimal.
- 4.68 The loading bay is designed to accommodate a 7.5 to box van which is considered a suitable vehicle to service the proposed commercial units. The loading bay is proposed to be designed as a shared surface with time restrictions of loading/unloading between 1000 and 1600 only. At all other times there will be pedestrian priority on the loading bay.

v) Cycle Storage

- 4.69 The MMA seeks to propose an additional 20 residential units. The number of three, four and five bedroom units have reduced from 75 in the consented scheme to 50 as part of the current proposals. The number of one and two bedroom units has increased from 152 to 197. Therefore the MMA proposals require an additional seven cycle parking spaces, based on the London Plan (2016) cycle parking standards.
- 4.70 If the London Plan (2016) standards are applied to the overall Phase 2, the total number of cycle parking spaces required is 404. Given that it is a consented scheme and while the unit numbers have increased to respond to the Client brief, the site constraints have largely remained the same.

Therefore while the aspiration has been to meet the London Plan 2016 standards. The overall number of cycle parking that has been proposed for phase 2 is 369 for residents in covered and secure locations, seven for visitors to residential units as part of the landscape proposals and three spaces for the commercial units. This is a significant uplift from the current provision. Cycle provision has been discussed with the relevant LBC Officers during pre-application discussion and it has been agreed in principle that if the applicant provides a suitable uplift in cycle parking numbers the statutory authority are content to grant a relaxation on the current guidelines (as set out in the London Plan 2016) since the MMA application is an amendment to an existing approval.

- 4.71 The Cycle storage proposals applied for under the MMA application endeavour to best comply with London Plan policy 6.9 – cycling by ensuring the BLR development provides “*secure, integrated, convenient and accessible cycle parking facilities*”.

k) Commercial Units

- 4.72 The MMA application proposes the provision of 259m² of B1 use class in commercial units on site in line with the Council seeking to promote a successful and inclusive Camden economy as express in Camden Core Strategy (2010) Policy CS18. The relocation of the B1 commercial units from the north west of the site to a more public and prominent location flanking both sides of the splayed new public street under the MMA is considered a marked improvement on the extant permission(s). This location will ensure that activity is maintained in the Public St Martins square throughout the day increasing levels of natural surveillance. Passers-by will be offered views into the spaces through high levels of glazing. These glimpses into the activities inside will help create visual interest as the new route through the area is utilised.
- 4.73 The commercial units have been designed to enable a revision of the units use class and accordant function, at a later date following community consultation, to find a use appropriate to the needs of the area. However, this change in use class would have to happen outside this current MMA application.

l) Landscape Strategy

- 4.74 The landscape proposals for the MMA application have been developed in order to perform a number of functions:

- The proposed landscape strategy seeks passive surveillance over public spaces to create safe and secure public spaces that discourage anti-social behaviour. The strategy clearly defines private and public spaces. These landscape design measures accord with the approaches set out in Camden Core Strategy (2010) Policy CS17 – Making Camden a safer place, such as *“encouraging appropriate security and community safety measures”* and *“promoting safer streets and public areas”*.
- The proposed landscape strategy provides clearly defined defensible spaces by utilising changes in floorscape finished to define uses and physically defining and segregating spaces.
- The proposed landscape strategy provides an improved and diverse range of play spaces in line with Camden Development Policies (2010) Policy DP31 – Provision of, and improvements to, open space and outdoor sport and recreation facilities, which seek to *“ensure the quantity and quality of... recreation facilities in Camden are increased”*. The landscape strategy proposed herein integrates informal play into overall external spaces and working with community groups and supplier to select imaginative play equipment.
- The proposed landscape strategy creates spaces that are accessible and inclusive. The proposals clearly define spaces, allowing mixed age play spaces and more passive recreation by other user groups to co-exist without conflict. Furthermore all spaces are Disability Discrimination Act 1995 compliant and can be accessed by all in a clear and legible manner.

4.75 The Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement submitted with this application states a review of the proposed layout has determined that several trees are proposed for removal to facilitate the scheme. The trees proposed to be removed include T14-T16, T18-T21 and T36-T46, which are located within the existing courtyards across the central section of the site and along the Wellesley Road frontage, and are a mix of low quality Category C trees and moderate quality Category B trees within the site boundary – the 18 trees proposed for removal will be replaced by 41 trees across the site and adjacent pavements through a sustainable planting strategy associated with the development.

4.76 The landscape and sustainable planting strategy associated with the MMA application has been developed in concert with London Plan (2016) Policy 7.21 ‘Trees and Woodland’ which states:



“Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of ‘right place, right tree’. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species.”

5 CONCLUSION

- 5.1 The proposed variations to Conditions: 3 (detailed drawings), 6 (overlooking), 7 (refuse & recycling), 9 (cycle storage), 10 (car parking), 11 (Electric vehicle charging points), 12 (car club bay), 13 (motorcycle parking), 23 (Wheelchair units), 25 (contaminated land measures), 26 (biodiverse roofs), 27 (bird and bat details), 28 (lighting strategy), 29 (landscaping details), 32 (building foundations), 34 (drainage details), 36 (CCTV strategy), 37 (car club parking), 40 (re-appraisal of financial viability), 43 (energy efficiency), 44 (code for sustainable homes), 45 (car free development), 47 (construction management plan) and 58 and 59 (approved plans) attached to planning permission 2012/6338/P (as amended by 2014/3633/P and 2015/1189/P) are considered acceptable in planning terms.
- 5.2 The MMA application does not significantly alter the consented building envelope or massing and preserves the design intent and architectural language of the scheme. Furthermore, the uplift of 20 additional units is considered proportionate to the consented scheme and will not result in a development that is *“substantially different from the one which has been approved”* (NPPG Paragraph 018 - reference 17a-018-20140306).

6 APPENDICES

Appendix 1 – List of plans that are to be superseded and those which are submitted for approval

	Plan approved under 2012/6338/P (as amended by 2014/3633/P and 2015/1189/P) (dwg number and title)	Revised plan submitted for approval (dwg number and title)
1.	202_A_P_010_00 – Existing Generic Flat Plans & Associated Areas	This plan is no longer of relevance and should be removed from the list of approved drawings.
2.	202_A_D_100_001 – Proposed Site Levels Plan	This plan should be removed from the list of approved drawings and a revised plan will be submitted in due course as part of an application to discharge a condition.
3.	202_A_P_BLR_100_B01 – BLR Site Proposed Basement Plan	307-A-P-100-B01 – BLR Site Proposed Basement Plan
4.	202_A_P_BLR_100_00 – BLR Site Proposed Ground Floor Plan	307-A-P-100-00 - BLR Site Proposed Ground Floor Plan
5.	202_A_P_BLR_100_01 – BLR Site Proposed First Floor Plan	307-A-P-100-01 - BLR Site Proposed First Floor Plan
6.	202_A_P_BLR_100_02 - BLR Site Second Floor Plan	307-A-P-100-02 - BLR Site Proposed Second Floor Plan
7.	202_A_P_BLR_100_03 – BLR Site Proposed Third Floor Plan	307-A-P-100-03 - BLR Site Proposed Third Floor Plan
8.	202_A_P_BLR_100_04 – BLR Site Proposed Fourth Floor Plan	307-A-P-100-04 - BLR Site Proposed Fourth Floor Plan
9.	202_A_P_BLR_100_05 – BLR Site Proposed Fifth Floor Plan	307-A-P-100-05 - BLR Site Proposed Fifth Floor Plan
10.	202_A_P_BLR_100_06 – BLR Site Proposed Sixth Floor Plan	307-A-P-100-06 - BLR Site Proposed Sixth Floor Plan
11.	202_A_P_BLR_100_07 – BLR Site Proposed Seventh Floor Plan	307-A-P-100-07 – BLR Site Proposed Seventh Floor Plan

	Plan approved under 2012/6338/P (as amended by 2014/3633/P and 2015/1189/P) (dwg number and title)	Revised plan submitted for approval (dwg number and title)
12.	202_A_P_BLR_100_08 - BLR Site Proposed Roof Plan	307-A-P-100-08 - BLR Site Proposed Roof Plan
13.	202_A_P_BLR_200_01 - BLR Site Proposed Section A-A B-B	307-A-P-200-01 - BLR Site Proposed Section A-A B-B
14.	202_A_P_BLR_200_02 - BLR Site Proposed Section C-C D-D	307-A-P-200-02 - BLR Site Proposed Section C-C D-D
15.	202_A_P_BLR_200_03 - BLR Site Proposed Section E-E F-F	307-A-P-200-03 - BLR Site Proposed Section E-E F-F
16.	202_A_P_BLR_200_04 - BLR Site Proposed Section G-G H-H	307-A-P-200-04 - BLR Site Proposed Section G-G H-H
17.	202_A_P_BLR_200_05 - BLR Site Proposed Section K-K L-L	307-A-P-200-05 - BLR Site Proposed Section J-J K-K and; 307-A-P-200-06 - BLR Site Proposed Section L-L
18.	202_A_P_BLR_300_00 - BLR Site Proposed Block D & E Elevations 01	307-A-P-300-00 - BLR Site Proposed Block D & E Elevations 01
19.	202_A_P_BLR_300_01 - BLR Site Proposed Block D & E Elevations 02	307-A-P-300-01 - BLR Site Proposed Block D & E Elevations 02
20.	202_A_P_BLR_300_02 - BLR Site Proposed Block D & E Elevations 03	307-A-P-300-02 - BLR Site Proposed Block D & E Elevations 03
21.	202_A_P_BLR_300_03 - BLR Site Proposed Block D & E Elevations 04	307-A-P-300-03 - BLR Site Proposed Block D & E Elevations 04
22.	202_A_P_BLR_300_04 - BLR Site Proposed Block D & E Elevations 05	307-A-P-300-04 - BLR Site Proposed Block D & E Elevations 05
23.	202_A_P_BLR_300_05 - BLR Site Proposed Block F Elevations 01	307-A-P-300-05 - BLR Site Proposed Block F Elevations 01
24.	202_A_P_BLR_300_06 - BLR Site Proposed Block F Elevations 02	307-A-P-300-06 - BLR Site Proposed Block F Elevations 02

	Plan approved under 2012/6338/P (as amended by 2014/3633/P and 2015/1189/P) (dwg number and title)	Revised plan submitted for approval (dwg number and title)
25.	<p>Unit Layout plans to be removed:</p> <p>202_A_P_BLR_110_001; 202_A_P_BLR_110_002; 202_A_P_BLR_110_003; 202_A_P_BLR_110_004; 202_A_P_BLR_110_005; 202_A_P_BLR_110_006; 202_A_P_BLR_110_007; 202_A_P_BLR_110_008; 202_A_P_BLR_110_009; 202_A_P_BLR_110_010; 202_A_P_BLR_110_011; 202_A_P_BLR_110_012; 202_A_P_BLR_110_013; 202_A_P_BLR_110_014; 202_A_P_BLR_110_015; 202_A_P_BLR_110_016; 202_A_P_BLR_110_017; 202_A_P_BLR_110_018; 202_A_P_BLR_110_019; 202_A_P_BLR_110_020; 202_A_P_BLR_110_021; 202_A_P_BLR_110_022; 202_A_P_BLR_110_023; 202_A_P_BLR_110_024; 202_A_P_BLR_110_025; 202_A_P_BLR_110_026; 202_A_P_BLR_110_027; 202_A_P_BLR_110_028; 202_A_P_BLR_110_030; 202_A_P_BLR_110_031; 202_A_P_BLR_110_032; 202_A_P_BLR_110_033 Rev 01; 202_A_P_BLR_110_034; 202_A_P_BLR_110_035; 202_A_P_BLR_110_036; 202_A_P_BLR_110_040; 202_A_P_BLR_110_049; 202_A_P_BLR_110_050; 202_A_P_BLR_110_051 Rev 01; 202_A_P_BLR_110_052; 202_A_P_BLR_110_064; 202_A_P_BLR_110_065;</p>	<p>Unit Layout plans to supersede all previous BLR unit layout plans :</p> <p>235-A-P-110-01; 235-A-P-110-02; 235-A-P-110-03; 235-A-P-110-04; 235-A-P-110-05; 235-A-P-110-06; 235-A-P-110-07; 235-A-P-110-08; 235-A-P-110-09; 235-A-P-110-10; 235-A-P-110-11; 235-A-P-110-12; 235-A-P-110-13; 235-A-P-110-14; 235-A-P-110-15; 235-A-P-110-16; 235-A-P-110-17; 235-A-P-110-18; 235-A-P-110-19; 235-A-P-110-20; 235-A-P-110-21; 235-A-P-110-22; 235-A-P-110-23; 235-A-P-110-24; 235-A-P-110-25; 235-A-P-110-26; 235-A-P-110-27; 235-A-P-110-28; 235-A-P-110-29; 235-A-P-110-30; 235-A-P-110-31; 235-A-P-110-32; 235-A-P-110-33; 235-A-P-110-34; 235-A-P-110-35; 235-A-P-110-36; 235-A-P-110-37; 235-A-P-110-38; 235-A-P-110-39; 235-A-P-110-40; 235-A-P-110-41; 235-A-P-110-42; 235-A-P-110-43; 235-A-P-110-44; 235-A-P-110-45; 235-A-P-110-46; 235-A-P-110-47; 235-A-P-110-48; 235-A-P-110-49; 235-A-P-110-50; 235-A-P-110-51; 235-A-P-110-52; 235-A-P-110-53; 235-A-P-110-54; 235-A-P-110-55; 235-A-P-110-56; 235-A-P-110-57; 235-A-P-110-58; 235-A-P-110-59;</p>

	Plan approved under 2012/6338/P (as amended by 2014/3633/P and 2015/1189/P) (dwg number and title)	Revised plan submitted for approval (dwg number and title)
	202_A_P_BLR_110_067; 202_A_P_BLR_110_068; 202_A_P_BLR_110_069; 202_A_P_BLR_110_070; 202_A_P_BLR_110_071; 202_A_P_BLR_110_072; 202_A_P_BLR_110_073; 202_A_P_BLR_110_074; 202_A_P_BLR_110_075; 202_A_P_BLR_110_076; 202_A_P_BLR_110_077; 202_A_P_BLR_110_078; 202_A_P_BLR_110_079;	

** drawings not listed are not intended to be superseded*

Appendix 2 – schedule of condition changes

Bacton Phase 2 MMA proposed condition wordings			
Condition no.	Topic	Condition wording	To be amended to read...
3	Detailed drawings and samples of materials to be submitted	<p>Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2; c) phase 3) of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that 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:</p> <p>a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors, balconies, balustrades, communal entrance screens and gates;</p> <p>b) Details of parapet/eve junctions at a scale of 1:10;</p> <p>c) Manufacturer's specification details of all external facing materials (to be submitted to the Local Planning 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>	<p>Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2 of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that 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:</p> <p>a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors, balconies, balustrades, communal entrance screens and gates;</p> <p>b) Details of parapet/eve junctions at a scale of 1:10;</p> <p>c) Manufacturer's specification details of all external facing materials (to be submitted to the Local Planning 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>
6	Overlooking	<p>Prior to the first occupation of the relevant part of the development, details of the measures to prevent unreasonable overlooking of neighbouring premises (such as for example obscure glazing and non-opening windows up to 1.7 metres above the floor of the room in which the</p>	<p>Prior to the first occupation of the relevant part of the development, details of the measures to prevent unreasonable overlooking of neighbouring premises (such as for example obscure glazing and non-opening windows up to 1.7 metres</p>

Bacton Phase 2 MMA proposed condition wordings			
Condition no.	Topic	Condition wording	To be amended to read...
		<p>window is installed) shall be submitted in respect of the following elevations:</p> <p>a) South elevation of Block A at first to fourth floor level; b) East elevation of Block E1 at first to fourth floor level; c) West elevation of Block E3 at first to fourth floor level; d) East elevation of Block F2 at second to fourth floor level; e) West elevation of Block F4 at second to fourth floor level.</p> <p>The measures subsequently approved shall be fully implemented in advance of the first occupation of the relevant residential unit and shall be permanently retained thereafter.</p>	<p>above the floor of the room in which the window is installed) shall be submitted in respect of the following elevations:</p> <p>a) South elevation of Block A at first to fourth floor level; b) West elevation of Block F4 at second to fourth floor level. c) North Elevation of Block F2 first to sixth floor</p> <p>The measures subsequently approved shall be fully implemented in advance of the first occupation of the relevant residential unit and shall be permanently retained thereafter.</p>
7	Waste storage and removal	<p>Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2; c) phase 3) of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, 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 in writing. The facilities as approved shall be provided prior to the first occupation of the new units within the relevant phase of the development and permanently retained thereafter.</p>	<p>Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2 of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, 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 in writing. The facilities as approved shall be provided prior to the first occupation of the new units within the relevant phase of the development and permanently retained thereafter.</p>

Bacton Phase 2 MMA proposed condition wordings			
Condition no.	Topic	Condition wording	To be amended to read...
9	Cycle Storage	Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2; c) phase 3) of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, detailed plans indicating the type and layout of secure and covered cycle storage facilities for 398 cycles shall be submitted to and approved by the local planning authority in writing. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of each respective part of the development, and permanently retained thereafter.	Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2 of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, detailed plans indicating the type and layout of secure and covered cycle storage facilities for 445 cycles shall be submitted to and approved by the local planning authority in writing. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of each respective part of the development, and permanently retained thereafter.
10	Car Parking	The 15 fully accessible car parking spaces as shown on the approved drawings shall be provided prior to the first occupation of any residential unit within phase 3 of the development and thereafter the use of these spaces shall at no time be used for car parking other than by registered disabled residents of, or visitors to, the wheelchair accessible units as shown on the approved drawings and no further car parking spaces shall be provided on the site other than as indicated on the approved drawings unless as otherwise may be agreed by the local planning authority in writing.	The 16 fully accessible car parking spaces as shown on the approved drawings shall be provided prior to the first occupation of any residential unit within phase 2 of the development and thereafter the use of these spaces shall at no time be used for car parking other than by registered disabled residents of, or visitors to, the wheelchair accessible units as shown on the approved drawings and no further car parking spaces shall be provided on the site other than as indicated on the approved drawings unless as otherwise may be agreed by the local planning authority in writing.
11	Electric vehicle	Prior to first occupation of any part of the development, confirmation of the necessary measures to secure a	Prior to first occupation of any part of the development, confirmation of the necessary measures to secure 1 active

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Condition no.	Topic	Condition wording	To be amended to read...
	charging points	minimum of 5 active electric vehicle charging points (4 of which are disabled spaces) and 4 passive electric vehicle charging points (all disabled spaces) within the development shall be submitted to and approved in writing by the local planning authority. Such measures shall be completed prior to first occupation of phase 3 and shall thereafter be retained.	electric vehicle charging point within the development shall be submitted to and approved in writing by the local planning authority. Such measures shall be completed prior to first occupation of phase 2 and shall thereafter be retained.
12	Car club bay	The first car club parking bay (Bay 11 on drawing number 26572/001/003 Rev C), as shown on the plans hereby approved, shall be provided in full and clearly marked out in thermoplastic paint stating "Car Club Parking Bay Only" prior to the first occupation of any residential unit within phase 3 of the development. Thereafter, at no time shall any goods, unauthorised vehicles, plant equipment or other obstruction be left in this area, and the markings shall be permanently maintained and retained unless prior written consent is given by the local planning authority.	We propose to remove this condition.
13	Motorcycle car parking	The motorcycle parking area, as shown on the plans hereby approved, shall be clearly marked out in thermoplastic paint stating "Motorcycle Parking Only" prior to the first occupation of any residential unit within phase 3 of the development. Thereafter, at no time shall any goods, unauthorised vehicles, plant equipment or other obstruction be left in this area and the markings shall	The motorcycle parking area, as shown on the plans hereby approved, shall be clearly marked out in thermoplastic paint stating "Motorcycle Parking Only" prior to the first occupation of any residential unit within phase 2 of the development. Thereafter, at no time shall any goods, unauthorised vehicles, plant equipment or other obstruction be left in this area and the markings shall be permanently maintained and retained

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Condition no.	Topic	Condition wording	To be amended to read...
		be permanently maintained and retained unless prior written consent is given by the local planning authority.	unless prior written consent is given by the local planning authority.
23	Wheelchair accessible dwellings	The features and facilities of the 29 wheelchair accessible dwellings, both adaptable and fully adapted, as indicated on the drawings and documents hereby approved, shall be provided in their entirety prior to the first occupation of the relevant block of new residential units. Any alternations to the approved wheelchair housing features and facilities, prior to the first occupation of the relevant new residential unit, shall be submitted to and approved by the local planning authority in writing. The subsequently approved wheelchair housing features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant new residential unit.	The features and facilities of the 32 wheelchair accessible dwellings , both adaptable and fully adapted, as indicated on the drawings and documents hereby approved, shall be provided in their entirety prior to the first occupation of the relevant block of new residential units. Any alternations to the approved wheelchair housing features and facilities, prior to the first occupation of the relevant new residential unit, shall be submitted to and approved by the local planning authority in writing. The subsequently approved wheelchair housing features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant new residential unit.
25	Ground contamination	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the contaminated land measures approved under reference 2014/2737/P (granted on 06/05/14), unless otherwise agreed in writing by the local planning authority. At least 28 days before the relevant phase (a) phase 2; b) phase 3) of development commences other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition: (a) a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the contaminated land measures approved under reference 2014/2737/P (granted on 06/05/14), unless otherwise agreed in writing by the local planning authority. At least 28 days before phase 2 of development commences other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition:(a) a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to and approved in writing by the local

Bacton Phase 2 MMA proposed condition wordings			
Condition no.	Topic	Condition wording	To be amended to read...
		<p>and proposed schedule of investigation must be submitted to and approved in writing by the local planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11);</p> <p>b) following the approval detailed in paragraph (a), before development commences other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results shall be submitted to and approved in writing by the local planning authority. Laboratory results must be provided as numeric values in a formatted electronic spread sheet.</p> <p>c) A remediation scheme shall be submitted to and approved in writing by the local planning authority. Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written</p>	<p>planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11);b) following the approval detailed in paragraph (a), before development commences other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results shall be submitted to and approved in writing by the local planning authority. Laboratory results must be provided as numeric values in a formatted electronic spread sheet.</p> <p>c) A remediation scheme shall be submitted to and approved in writing by the local planning authority. Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.</p>

Bacton Phase 2 MMA proposed condition wordings			
Condition no.	Topic	Condition wording	To be amended to read...
		confirmation that all works were completed in accordance with the revised remediation scheme.	
26	Ecology- living roofs	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the biodiverse living roof details approved under reference 2014/2294/P (granted on 07/11/14), unless otherwise agreed in writing by the local planning authority. Full details of biodiverse living roofs shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant phase (a) phase 2; b) phase 3) of the development commences other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition. The development associated with that phase shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting season after the relevant part of the development is first occupied. This must include a detailed maintenance plan, details of its construction and the materials used, to include a section at a scale of 1:20, and full planting details.	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the biodiverse living roof details approved under reference 2014/2294/P (granted on 07/11/14), unless otherwise agreed in writing by the local planning authority. Full details of biodiverse living roofs shall be submitted to and approved by the Local Planning Authority, in writing, before phase 2 of the development commences other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition. The development associated with that phase shall not be carried out otherwise than in accordance with the details thus approved and shall not be fully implemented before the end of the first planting season after the relevant part of the development is first occupied. This must include a detailed maintenance plan, details of its construction and the materials used, to include a section at a scale of 1:20, and full planting details.
27	Ecology	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the bird and bat details approved under reference 2014/2294/P (granted on 07/11/14), unless otherwise agreed in writing by the local planning authority. Details of	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the bird and bat details approved under reference 2014/2294/P (granted on 07/11/14), unless otherwise agreed in writing by the local planning authority. Details of bird and bat nesting boxes / bricks

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Condition no.	Topic	Condition wording	To be amended to read...
		bird and bat nesting boxes / bricks and details of measures taken to enhance local populations of Biodiversity Action Plan priority species (hedgehog and common toad) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site in association with the relevant phase (a) phase 2; b) phase 3) of development. 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.	and details of measures taken to enhance local populations of Biodiversity Action Plan priority species (hedgehog and common toad) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site in association with phase 2 of development. 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.
28	Lighting	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the lighting details approved under reference 2014/2376/P (granted on 30/04/14), unless otherwise agreed in writing by the local planning authority. Full details of a lighting strategy, to include information about potential ecological impacts, shall be submitted to an approved by the Local Planning Authority, in writing, before the relevant phase (a) phase 2; b) phase 3) of the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition. The development shall not be carried out otherwise than	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the lighting details approved under reference 2014/2376/P (granted on 30/04/14), unless otherwise agreed in writing by the local planning authority. Full details of a lighting strategy, to include information about potential ecological impacts, shall be submitted to an approved by the Local Planning Authority, in writing, before phase 2 of the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully

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Condition no.	Topic	Condition wording	To be amended to read...
		in accordance with the details thus approved and shall be fully implemented before the relevant part of the development is first occupied and the first use of the space in which they are contained as appropriate.	implemented before the relevant part of the development is first occupied and the first use of the space in which they are contained as appropriate.
29	Landscape design	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the hard and soft landscaping design details approved under reference 2014/2098/P (granted on 07/11/14) and including removal of the four existing plane trees hereby approved, unless otherwise agreed in writing by the local planning authority. Before the relevant phase (a) phase 2; b) phase 3) of the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, a plan that indicates the full hard and soft landscape design details including tree/plant species, sizes and positions and full details regarding the design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. Landscape design shall seek to maximise soft landscaping at ground level in all open spaces and planting shall maximise the use of native species. Any hard landscaping should be of a permeable construction wherever possible to aid sustainable drainage. The relevant phase of the development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the hard and soft landscaping design details approved under reference 2014/2098/P (granted on 07/11/14) and including removal of the four existing plane trees hereby approved, unless otherwise agreed in writing by the local planning authority. Before phase 2 of the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, a plan that indicates the full hard and soft landscape design details including tree/plant species, sizes and positions and full details regarding the design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. Landscape design shall seek to maximise soft landscaping at ground level in all open spaces and planting shall maximise the use of native species. Any hard landscaping should be of a permeable construction wherever possible to aid sustainable drainage. The relevant phase of the development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting season after the relevant phase of the development is first occupied.

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Condition no.	Topic	Condition wording	To be amended to read...
		season after the relevant phase of the development is first occupied.	
32	Design of foundations and layout	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the building foundation level measures approved under reference 2014/8014/P (granted on 09/07/14), unless otherwise agreed in writing by the local planning authority. Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on the relevant phase (a) phase 2; b) phase 3) of the site are commenced, other than site clearance and preparation. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the building foundation level measures approved under reference 2014/8014/P (granted on 09/07/14), unless otherwise agreed in writing by the local planning authority. Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on phase 2 of the site are commenced, other than site clearance and preparation. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.
34	Drainage	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the drainage details approved under reference 2014/8014/P (granted on 09/07/14), unless otherwise agreed in writing by the local planning authority. Prior to commencement of the relevant phase (a) phase 2; b) phase 3) of development, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, details of a sustainable urban drainage system shall be submitted to and approved in writing by	The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the drainage details approved under reference 2014/8014/P (granted on 09/07/14), unless otherwise agreed in writing by the local planning authority. Prior to commencement of phase 2 of development, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event

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Condition no.	Topic	Condition wording	To be amended to read...
		the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change. The system shall be implemented as part of the development and thereafter retained and maintained.	with 30% provision for climate change. The system shall be implemented as part of the development and thereafter retained and maintained.
36	CCTV	Prior to the first occupation of the relevant phase (a) phase 2 and (b) phase 3 of the development, details of the proposed CCTV strategy, including full location, design and management details of any proposed CCTV equipment, shall be submitted to an approved in writing by the Local Planning Authority. The relevant phase of development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the relevant phase of the development is first occupied.	Prior to the first occupation of phase 2 of the development, details of the proposed CCTV strategy, including full location, design and management details of any proposed CCTV equipment, shall be submitted to an approved in writing by the Local Planning Authority. The relevant phase of development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the relevant phase of the development is first occupied.
37	Car Club Parking	At a time when demand for the first car club vehicle reaches the ZipCar fleet average, the location for a second car club parking bay should be identified, and agreed in writing with the local planning authority. Thereafter the bay shall be provided in full and clearly marked out in thermoplastic paint stating "Car Club Parking Bay Only" and at no time shall any goods, unauthorised vehicles, plant equipment or other obstruction be left in this area, and the markings shall be permanently maintained and retained unless prior written consent is given by the local planning authority.	We propose to remove this condition.

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Condition no.	Topic	Condition wording	To be amended to read...
40	Re-appraisal of financial viability	At the completion of phase 2 and prior to the commencement of phase 3, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition for phase 3, the applicant and/or developer shall submit to the local planning authority a Financial Viability Assessment to reappraise the affordable housing provision within phase 3 of the development. If applicable, the expectation will be for additional affordable housing to be provided on-site, but where this cannot practically be achieved on-site, an off-site contribution and then a payment-in-lieu will be provided. The additional affordable housing contribution shall be approved in writing by the Local Planning Authority and the development shall thenceforth not proceed other than in complete accordance with such Plan as will have been approved.	<p>On the date at which the first block within Phase 2 reaches its maximum height the applicant shall submit to the local planning authority an updated Financial Viability Assessment. The assessment shall as far as practicable include actual expenditure and revenue details and, where actual figures are not available, updated forecasts with supporting evidence. Where the updated Financial Viability Assessment indicates that additional affordable housing is viable, the applicant shall provide plans to deliver the maximum reasonable amount, subject to:</p> <ul style="list-style-type: none"> - A maximum total proportion of affordable housing at the site of 50% of gross external floor area. - A requirement to deliver at least 60% of the total number of affordable homes at the site as social rent and the remainder as intermediate tenures.
43	Energy Efficiency	The development shall be carried out in complete accordance with the submitted Energy Strategy Report by Rolton Group Limited Ref 12-0083 XRP004 Issue 3 dated April 2014 to achieve a target of 32% reduction against the 2010 baseline requirement in carbon emissions from the development and include details of future proofing connection to the Royal Free District Heat Network, unless an alternative strategy is submitted to and approved in writing by the local planning authority. The Plan shall contain mechanisms for monitoring, review and further	For Phase 1: The development shall be carried out in complete accordance with the submitted Energy Strategy Report by Rolton Group Limited Ref 12-0083 XRP004 Issue 3 dated April 2014 to achieve a target of 32% reduction against the 2010 baseline requirement in carbon emissions from the development and include details of the future connection to the Royal Free District Heat Network, unless an alternative strategy is submitted to and approved in writing by the local planning authority. The Plan shall contain mechanisms for monitoring, review and further approval by the local planning

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Condition no.	Topic	Condition wording	To be amended to read...
		approval by the local planning authority. The development shall at all times proceed in accordance with such Plan as will have been approved.	<p>authority. The development shall at all times proceed in accordance with such Plan as will have been approved.</p> <p>For Phase 2: The development shall be carried out in accordance with the submitted Energy Strategy Report by Hoare Lea LLP dated September 2016 to achieve a target of 35% reduction against the Part L 2013 baseline requirement in carbon emissions from the development and include details of the future connection to the Royal Free District Heat Network, unless an alternative strategy is submitted to and approved in writing by the local planning authority. The Plan shall contain mechanisms for monitoring, review and further approval by the local planning authority. The development shall at all times proceed in accordance with such Plan as will have been approved.</p>
44	Code for Sustainable Homes	<p>The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the design stage code for sustainable homes measures approved under reference 2014/2953/P (granted on 13/05/14), unless otherwise agreed in writing by the local planning authority.</p> <p>Prior to commencement of any part of the relevant phase (a) phase 2; b) phase 3) of development, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, the applicant and/or developer shall submit to the local planning authority a design stage Sustainability Plan assessment</p>	<p>The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the design stage code for sustainable homes measures approved under reference 2014/2953/P (granted on 13/05/14), unless otherwise agreed in writing by the local planning authority.</p> <p>Prior to commencement of any part of the relevant phase (a) phase 2; b) phase 3) of development, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, the applicant and/or developer shall submit to the local planning authority a design stage Sustainability Plan assessment setting out the manner in which the development will achieve a Code for Sustainable Homes</p>

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Condition no.	Topic	Condition wording	To be amended to read...
		setting out the manner in which the development will achieve Code for Sustainable Homes (CfSH) level 4 for the residential units achieving 50% of the unweighted credits in the Energy and Water and Materials sections. The development shall at all times proceed in accordance with such Plan as will have been approved. Within 3 months of the first occupation of the residential units within the relevant block of development a post-completion certificate which demonstrates that the approved rating has been achieved shall be submitted to and approved in writing by the local planning authority	(CfSH) level 4 for the residential units achieving 50% of the unweighted credits in the Energy and Water and Materials sections. An exception to the Level 4 rating is accepted provided on the basis of the development not having a connection to the Royal Free Heat Network on completion of Phase 2 of the development. The impact on the targeted code for sustainable homes score should be detailed in the Sustainability Plan. The Sustainability Plan should demonstrate that the development would have achieved Code Level 4 if these credits had been achieved. On this basis alone will it be accepted that a Level 4 rating will not be achieved and that the score may be less than 68. In these circumstances the targets in the Energy section for the percentage of credits achieved may be less than 50% of the unweighted credits. The development shall at all times proceed in accordance with such Plan as will have been approved. Within 3 months of the first occupation of the residential units within the relevant block of development a post-completion certificate which demonstrates that the approved rating has been achieved shall be submitted to and approved in writing by the local planning authority.
45	Car Free Development	Prior to first occupation of any of the residential units, the landowner would ensure through agreement that occupiers of 226 specified units are informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled	Prior to first occupation of any of the residential units, the landowner would ensure through agreement that occupiers of 243 specified units are informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a

Bacton Phase 2 MMA proposed condition wordings			
Condition no.	Topic	Condition wording	To be amended to read...
		Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay; shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council nor shall they be entitled to be granted a Business Parking Permit.	Residents Parking Permit to park a vehicle in a residents parking bay; shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council nor shall they be entitled to be granted a Business Parking Permit.
47	Construction Management Plan	<p>Phase 1 of the proposed development shall be carried out in accordance with the Construction Management Plan / Construction Logistics Plan approved under references 2013/4409/P (granted on 25/09/13) and 2015/2785/P (granted on 6/08/15). The measures contained in the Construction Management Plan / Construction Logistics Plan shall at all times remain implemented throughout the duration of the works of demolition and construction, unless otherwise agreed in writing by the local planning authority.</p> <p>Prior to the demolition of the existing buildings on the relevant phase (a) phase 2; b) phase 3) of development and the commencement of construction of the new buildings on the relevant phase (a) Phase 2; b) Phase 3) of the site, a Construction Management Plan / Construction Logistics Plan setting out measures for ensuring highway safety and managing transport deliveries and waste (including recycling of materials) throughout that part of the demolition and/or construction period(s) and taking account of the cumulative impact of concurrent or planned development within the immediate area, shall be</p>	<p>Phase 1 of the proposed development shall be carried out in accordance with the Construction Management Plan / Construction Logistics Plan approved under references 2013/4409/P (granted on 25/09/13) and 2015/2785/P (granted on 6/08/15). The measures contained in the Construction Management Plan / Construction Logistics Plan shall at all times remain implemented throughout the duration of the works of demolition and construction, unless otherwise agreed in writing by the local planning authority.</p> <p>Prior to the a) demolition of the existing buildings on phase 2 of development and b) the commencement of construction of the new buildings on Phase 2 of the site, a Construction Management Plan / Construction Logistics Plan setting out measures for ensuring highway safety and managing transport deliveries and waste (including recycling of materials) throughout that part of the demolition and/or construction period(s) and taking account of the cumulative impact of concurrent or planned development within the immediate area, shall be submitted to and approved by the local planning authority in consultation with Transport for London and shall contain mechanisms for monitoring, review and further</p>

Bacton Phase 2 MMA proposed condition wordings			
Condition no.	Topic	Condition wording	To be amended to read...
		submitted to and approved by the local planning authority in consultation with Transport for London and shall contain mechanisms for monitoring, review and further approval by the local planning authority and Transport for London as required from time to time. The Construction Management Plan / Construction Logistics Plan shall also include details of a working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses. The measures contained in the Construction Management Plan / Construction Logistics Plan shall at all times remain implemented throughout the duration of the works of demolition and construction.	approval by the local planning authority and Transport for London as required from time to time. The Construction Management Plan / Construction Logistics Plan shall also include details of a working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses. The measures contained in the Construction Management Plan / Construction Logistics Plan shall at all times remain implemented throughout the duration of the works of demolition and construction.
58	Approved Plans	The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan dated 21/11/2012; 202_A_P_001_00; 202_A_P_010_00; 202_A_P_003_01; 202_A_P_003_02; 202_A_P_003_03; 1952_DHO-E-00_P11; 1952_DHO-E-01_P9; 1952_DHO-E-02_P12; 1952_DHO-E-03_P15; 1952_DHO-L00_P17; 1952_DHO-L00-LVL_P9; 1952_DHO-L01_P9; 1952_DHO-L02_P9; 1952_DHO-L03_P9; 1952_DHO-L04_P9; 1952_DHO-L05_P9; 1952_DHO-L06_P9; 1952_DHO-L07_P9; 1952_DHO-R08_P9; 1952_DHO-S-00_P9; 1952_DHO-S-01_P9; 1952_DHO-S-02_P9; HO-439_DA_001_R09; 202_A_P_DHO_400_01; 202_A_P_BLR_100_B01; 202_A_P_BLR_100_00 Rev 01;	The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan dated 21/11/2012; 202_A_P_001_00; 202_A_P_010_00; 202_A_P_003_01; 202_A_P_003_02; 202_A_P_003_03; 1952_DHO-E-00_P11; 1952_DHO-E-01_P9; 1952_DHO-E-02_P12; 1952_DHO-E-03_P15; 1952_DHO-L00_P17; 1952_DHO-L00-LVL_P9; 1952_DHO-L01_P9; 1952_DHO-L02_P9; 1952_DHO-L03_P9; 1952_DHO-L04_P9; 1952_DHO-L05_P9; 1952_DHO-L06_P9; 1952_DHO-L07_P9; 1952_DHO-R08_P9; 1952_DHO-S-00_P9; 1952_DHO-S-01_P9; 1952_DHO-S-02_P9; HO-439_DA_001_R09; 202_A_P_DHO_400_01; 307-A-P-100-B01; 307-A-P-100-00; 307-A-P-100-01; 307-A-P-100-02; 307-A-P-100-03; 307-A-P-100-04; 307-A-P-100-05; 307-A-P-100-06; 307-

Bacton Phase 2 MMA proposed condition wordings			
Condition no.	Topic	Condition wording	To be amended to read...
		202_A_P_BLR_100_01; 202_A_P_BLR_100_02; 202_A_P_BLR_100_03; 202_A_P_BLR_100_04; 202_A_P_BLR_100_05; 202_A_P_BLR_100_06; 202_A_P_BLR_100_07; 202_A_P_BLR_100_08; 202_A_P_BLR_200_01; 202_A_P_BLR_200_02 Rev 01; 202_A_P_BLR_200_03; 202_A_P_BLR_200_04; 202_A_P_BLR_200_05; 202_A_P_BLR_300_00; 202_A_P_BLR_300_01; 202_A_P_BLR_300_02; 202_A_P_BLR_300_03; 202_A_P_BLR_300_04; 202_A_P_BLR_300_05; 202_A_P_BLR_300_06; 202_A_P_BLR_400_01; 202_A_P_DHO_110_001 Rev 01; 202_A_P_DHO_110_002; 202_A_P_DHO_110_006; 202_A_P_DHO_110_007; 202_A_P_DHO_110_008; 202_A_P_DHO_110_009; 202_A_P_DHO_110_010 Rev 02; 202_A_P_DHO_110_011; 202_A_P_DHO_110_012; 202_A_P_DHO_110_013 Rev 02; 202_A_P_DHO_110_014; 202_A_P_DHO_110_015 Rev 02; 202_A_P_DHO_110_016; 202_A_P_DHO_110_017; 202_A_P_DHO_110_018; 202_A_P_DHO_110_019 Rev 01; 202_A_P_DHO_110_020; 202_A_P_DHO_110_021; 202_A_P_BLR_110_001; 202_A_P_BLR_110_002; 202_A_P_BLR_110_003; 202_A_P_BLR_110_004; 202_A_P_BLR_110_005; 202_A_P_BLR_110_006; 202_A_P_BLR_110_007; 202_A_P_BLR_110_008; 202_A_P_BLR_110_009; 202_A_P_BLR_110_010; 202_A_P_BLR_110_011; 202_A_P_BLR_110_012; 202_A_P_BLR_110_013; 202_A_P_BLR_110_014; 202_A_P_BLR_110_015;	A-P-100-07; 307-A-P-100-08; 307-A-P-200-01; 307-A-P-200-02; 307-A-P-200-03; 307-A-P-200-04; 307-A-P-200-05; 307-A-P-200-06; 307-A-P-300-00; 307-A-P-300-01; 307-A-P-300-02; 307-A-P-300-03; 307-A-P-300-04; 307-A-P-300-05; 307-A-P-300-06; 202_A_P_DHO_110_001 Rev 01; 202_A_P_DHO_110_002; 202_A_P_DHO_110_006; 202_A_P_DHO_110_007; 202_A_P_DHO_110_008; 202_A_P_DHO_110_009; 202_A_P_DHO_110_010 Rev 02; 202_A_P_DHO_110_011; 202_A_P_DHO_110_012; 202_A_P_DHO_110_013 Rev 02; 202_A_P_DHO_110_014; 202_A_P_DHO_110_015 Rev 02; 202_A_P_DHO_110_016; 202_A_P_DHO_110_017; 202_A_P_DHO_110_018; 202_A_P_DHO_110_019 Rev 01; 202_A_P_DHO_110_020; 202_A_P_DHO_110_021; 307-A-P-110-01; 307-A-P-110-02; 307-A-P-110-03; 307-A-P-110-04; 307-A-P-110-05; 307-A-P-110-06; 307-A-P-110-07; 307-A-P-110-08; 307-A-P-110-09; 307-A-P-110-10; 307-A-P-110-11; 307-A-P-110-12; 307-A-P-110-13; 307-A-P-110-14; 307-A-P-110-15; 307-A-P-110-16; 307-A-P-110-17; 307-A-P-110-18; 307-A-P-110-19; 307-A-P-110-20; 307-A-P-110-21; 307-A-P-110-22; 307-A-P-110-23; 307-A-P-110-24; 307-A-P-110-25; 307-A-P-110-26; 307-A-P-110-27; 307-A-P-110-28; 307-A-P-110-29; 307-A-P-110-30; 307-A-P-110-31; 307-A-P-110-32; 307-A-P-110-33; 307-A-P-110-34; 307-A-P-110-35; 307-A-P-110-36; 307-A-P-110-37; 307-A-P-110-38; 307-A-P-110-39; 307-A-P-110-40; 307-A-P-110-41; 307-A-P-110-42; 307-A-P-110-43; 307-A-P-110-44; 307-A-P-110-45; 307-A-P-110-46; 307-A-P-110-47; 307-A-P-110-48; 307-A-P-110-49; 307-A-P-110-50; 307-A-P-110-51; 307-A-P-110-52; 307-A-P-110-53;

Bacton Phase 2 MMA proposed condition wordings			
Condition no.	Topic	Condition wording	To be amended to read...
		<p>202_A_P_BLR_110_016; 202_A_P_BLR_110_017; 202_A_P_BLR_110_018; 202_A_P_BLR_110_019; 202_A_P_BLR_110_020; 202_A_P_BLR_110_021; 202_A_P_BLR_110_022; 202_A_P_BLR_110_023; 202_A_P_BLR_110_024; 202_A_P_BLR_110_025; 202_A_P_BLR_110_026; 202_A_P_BLR_110_027; 202_A_P_BLR_110_028; 202_A_P_BLR_110_030; 202_A_P_BLR_110_031; 202_A_P_BLR_110_032; 202_A_P_BLR_110_033 Rev 01; 202_A_P_BLR_110_034; 202_A_P_BLR_110_035; 202_A_P_BLR_110_036; 202_A_P_BLR_110_040; 202_A_P_BLR_110_049; 202_A_P_BLR_110_050; 202_A_P_BLR_110_051 Rev 01; 202_A_P_BLR_110_052; 202_A_P_BLR_110_064; 202_A_P_BLR_110_065; 202_A_P_BLR_110_067; 202_A_P_BLR_110_068; 202_A_P_BLR_110_069; 202_A_P_BLR_110_070; 202_A_P_BLR_110_071; 202_A_P_BLR_110_072; 202_A_P_BLR_110_073; 202_A_P_BLR_110_074; 202_A_P_BLR_110_075; 202_A_P_BLR_110_076; 202_A_P_BLR_110_077; 202_A_P_BLR_110_078; 202_A_P_BLR_110_079; LL439_C_SP_001 Rev J; LL439_C_SP_002 Rev K; LL439_C_SP_003 Rev D; LL439_C_SP_004 Rev B;</p> <p>Design & Access Statement, Statement of Community Involvement Ref 202-A- REP-DA by Karakusevic Carson Architects; Appendix to Design & Access Statement by Karakusevic Carson Architects; Block C Design</p>	<p>307-A-P-110-54; 307-A-P-110-55; 307-A-P-110-56; 307-A-P-110-57; 307-A-P-110-58; 307-A-P-110-59; LL543-100-0001; LL543-100-0002; LL543-100-0031; LL543-100-0071; LL53-100-0081;</p> <p>Design & Access Statement, Statement of Community Involvement Ref 202-A- REP-DA by Karakusevic Carson Architects; Appendix to Design & Access Statement by Karakusevic Carson Architects; Block C Design Development Supplementary Addendum to Planning Application Ref 202_A_REP_ADDENDUM_01 dated December 2012 by Karakusevic Carson Architects; Landscape Proposals by Camlins Rev A 08.02.2013 8th Revision dated 04/02/2013; Construction Management Plan by Arcadis; Planning Statement by Quod Ref Q30150 dated 22/11/2012; Bat Survey Report by Greengage Ref 550355mtJul12FV01_Bat_Survey dated January 2013; Ecological Extended Phase 1 Habitat & Protected Species Survey by Greengage Ref 550338MTJan13FV02_Phase1_Bacton dated January 2013; Daylight & Sunlight Report by GVA Schatunowski Brooks dated November 2012; Addendum Daylight & Sunlight Report by GVA Schatunowski Brooks dated November 2012; Second Addendum Daylight and Sunlight Report by GVA Schatunowski Brooks dated February 2013; Daylight Analysis Bacton Low Rise by GVA Schatunowski Brooks dated 28/02/13, as submitted 03/03/13;</p>

Bacton Phase 2 MMA proposed condition wordings			
Condition no.	Topic	Condition wording	To be amended to read...
		Development Supplementary Addendum to Planning Application Ref 202_A_REP_ADDENDUM_01 dated December 2012 by Karakusevic Carson Architects; Landscape Proposals by Camlins Rev A 08.02.2013 8th Revision dated 04/02/2013; Construction Management Plan by arcadis; Planning Statement by Quod Ref Q30150 dated 22/11/2012; Bat Survey Report by Greengage Ref 550355mtJul12FV01_Bat_Survey dated January 2013; Ecological Extended Phase 1 Habitat & Protected Species Survey by Greengage Ref 550338MTJan13FV02_Phase1_Bacton dated January 2013; Daylight & Sunlight Report by GVA Schatunowski Brooks dated November 2012; Addendum Daylight & Sunlight Report by GVA Schatunowski Brooks dated November 2012; Second Addendum Daylight and Sunlight Report by GVA Schatunowski Brooks dated February 2013; Daylight Analysis Bacton Low Rise by GVA Schatunowski Brooks dated 28/02/13, as submitted 03/03/13;	
59	Approved Plans	BRE073, as submitted 03/03/13; Air Quality Assessment by Peter Brett Associates Ref 26572/004 Rev 01 dated 20/11/2012; Basement Impact Assessment Revision B by Rolton Group Limited Ref 12-0083 XRP007 dated February 2013; Requirements for Code for Sustainable Homes Level 4 by EC Harris; Flood Risk Assessment by Rolton Group Limited Ref 12-0083 XRP003 Rev A dated November 2012; Geotechnical and Geo-Environmental Report by Rolton	BRE073, as submitted 03/03/13; Air Quality Assessment by Peter Brett Associates Ref 26572/004 Rev 01 dated 20/11/2012; Basement Impact Assessment Revision B by Rolton Group Limited Ref 12-0083 XRP007 dated February 2013; Requirements for Code for Sustainable Homes Level 4 by EC Harris; Flood Risk Assessment by Rolton Group Limited Ref 12-0083 XRP003 Rev A dated November 2012; Geotechnical and Geo-Environmental Report by Rolton Group Limited Ref 12-

Bacton Phase 2 MMA proposed condition wordings			
Condition no.	Topic	Condition wording	To be amended to read...
		<p>Group Limited Ref 12-0083 XRP005 Rev A dated November 2012; Noise and Vibration Assessment by Peter Brett Associates Rev 26572/003R001 Rev 01 dated 22/11/2012; Sustainability Statement by EC Harris; Transport Assessment by Peter Brett Associates Ref Issue 1 Rev 1 dated 23/11/2012; Tree Survey, Implications Assessment and Constraints by Greengage Ref 550355MTSept12FV04_BS5837 dated November 2012; Email from Rolton Group Limited to Environment Agency dated 17/12/2012; Impact Assessment and Tree Removal - Addendum by Greengage, as received 12/02/2013; Dust Monitoring Protocol Technical Note by Peter Brett Associates Ref TN001A dated 07/02/2013; Response to LBC Comments on Transport Assessment by Peter Brett Associates Ref 001 dated 08/02/2013, as received 14/02/2013; Trip Generation Calculations - Residential Land Use, dated 08/02/13, as received 27/02/13; TRAVL - Average Trip Rate by Mode and Time, as received 27/02/13; Revised Trip Generation trips by mode and time, as received 27/02/13; Revised Trip Generation trips by time, as received 27/02/13; Email from Greengage dated 22/02/2013 and associated annotated photographs (x3), Tree Constraints Plan GRNGE-BCTLWRS-583707 and untitled Vicars Road RPZ plan; Email from Greengage dated 03/03/2013.</p>	<p>0083 XRP005 Rev A dated November 2012; Noise and Vibration Assessment by Peter Brett Associates Rev 26572/003R001 Rev 01 dated 22/11/2012; Sustainability Statement by EC Harris; Transport Assessment by Peter Brett Associates Ref Issue 1 Rev 1 dated 23/11/2012; Tree Survey, Implications Assessment and Constraints by Greengage Ref 550355MTSept12FV04_BS5837 dated November 2012; Email from Rolton Group Limited to Environment Agency dated 17/12/2012; Impact Assessment and Tree Removal - Addendum by Greengage, as received 12/02/2013; Dust Monitoring Protocol Technical Note by Peter Brett Associates Ref TN001A dated 07/02/2013; Response to LBC Comments on Transport Assessment by Peter Brett Associates Ref 001 dated 08/02/2013, as received 14/02/2013; Trip Generation Calculations - Residential Land Use, dated 08/02/13, as received 27/02/13; TRAVL - Average Trip Rate by Mode and Time, as received 27/02/13; Revised Trip Generation trips by mode and time, as received 27/02/13; Revised Trip Generation trips by time, as received 27/02/13; Email from Greengage dated 22/02/2013 and associated annotated photographs (x3), Tree Constraints Plan GRNGE-BCTLWRS-583707 and untitled Vicars Road RPZ plan; Email from Greengage dated 03/03/2013.</p>

Bacton Phase 2 MMA proposed condition wordings			
Condition no.	Topic	Condition wording	To be amended to read...
		<p>Planning Statement by Quod Ref Q30150 dated May 2014; Energy Strategy Report by Rolton Group Limited Ref 12-0083 XRP004 Issue 3 dated April 2014; Temporary Boiler Plan - Acoustic Assessment by Sustainable Acoustics Ref SA_13-0069 -D04 -LC dated 20 May 2014; Mansfield Pollard Technical Data Sheet; 12-0083/M/301 Rev I2; Mansfield Pollard Specialist Fabrications sheet; Lifetime Homes Review by Alan Camp Architects Ref 1952_SC_LTH_DHO SITE BLOCK A Rev 3 dated 25/03/14; Wheelchair Homes Design Brief by Alan Camp Architects Ref 1952-SC-WCH Rev P5 dated 29/05/14; SK-18 Rev P3; SK-19 Rev P4; SK-19a Rev P1; SK-20 Rev P4; SK-20a Rev P1; Temporary Heating Unit details; Letter from GVA Schatunowski Brooks Ref KW10/J03K dated 12/05/2014; Refuse & Recycling Review by Alan Camp Architects Ref SC-RR Rev P11; Cycle storage comparison schedule by Alan Camp Architects Ref 1952_SC-AC_CYC Rev P4 dated 24/11/2014; SC-TENURE schedule by Alan Camp Architects dated 31/10/14 Ref P2; Design Calculation for Bacton Low Rise Fleet F250V750 Boiler by Midtherm Engineering Limited dated 29/04/14; LoadTracker CHP (XRG1 20G) CRA (Carbon Reduction Assessment) by SAV Systems Ref SAV/CHP/105635/Edward Richmond/18 Nov 2013; XRG1 20 Electrifying Heat Sheet, dated 31/10/14; Hamworthy Fleet Technical Data sheet; Bakor 790-11 Waterproofing System - Standard Detail Extensive Green Roof System dated</p>	<p>Planning Statement by Quod Ref Q30150 dated May 2014; Energy Strategy Report by Rolton Group Limited Ref 12-0083 XRP004 Issue 3 dated April 2014; Temporary Boiler Plan - Acoustic Assessment by Sustainable Acoustics Ref SA_13-0069 -D04 -LC dated 20 May 2014; Mansfield Pollard Technical Data Sheet; 12-0083/M/301 Rev I2; Mansfield Pollard Specialist Fabrications sheet; Lifetime Homes Review by Alan Camp Architects Ref 1952_SC_LTH_DHO SITE BLOCK A Rev 3 dated 25/03/14; Wheelchair Homes Design Brief by Alan Camp Architects Ref 1952-SC-WCH Rev P5 dated 29/05/14; SK-18 Rev P3; SK-19 Rev P4; SK-19a Rev P1; SK-20 Rev P4; SK-20a Rev P1; Temporary Heating Unit details; Letter from GVA Schatunowski Brooks Ref KW10/J03K dated 12/05/2014; Refuse & Recycling Review by Alan Camp Architects Ref SC-RR Rev P11; Cycle storage comparison schedule by Alan Camp Architects Ref 1952_SC-AC_CYC Rev P4 dated 24/11/2014; SC-TENURE schedule by Alan Camp Architects dated 31/10/14 Ref P2; Design Calculation for Bacton Low Rise Fleet F250V750 Boiler by Midtherm Engineering Limited dated 29/04/14; LoadTracker CHP (XRG1 20G) CRA (Carbon Reduction Assessment) by SAV Systems Ref SAV/CHP/105635/Edward Richmond/18 Nov 2013; XRG1 20 Electrifying Heat Sheet, dated 31/10/14; Hamworthy Fleet Technical Data sheet; Bakor 790-11 Waterproofing System - Standard Detail Extensive Green Roof System dated 08/11 Issue 1; Air Quality Assessment by Peter Brett Associates dated December 2014 Ref 29460/3001; Design & Access Statement dated September 2016; Planning Statement by Quod Ref</p>

Bacton Phase 2 MMA proposed condition wordings			
Condition no.	Topic	Condition wording	To be amended to read...
		08/11 Issue 1; Air Quality Assessment by Peter Brett Associates dated December 2014 Ref 29460/3001.	Q30150 dated 29/09/2016; Basement Impact Assessment by Momentum Structural Engineers dated Sept 2016; Sustainability Statement by Hoare Lea dated Sept 2016; Transport Statement by Peter Brett Associates dated September 2016; Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement by Greengage dated September 2016; SUDS strategy by Momentum Structural Engineers Sept 2016, Energy Strategy by Hoare Lea dated September 2016; Daylight and Sunlight Report by GVA dated September 2016.
62	Levels Plans	No previous condition relating to a levels plan.	Suggested wording to be added to the permission: Prior to the relevant parts of the works within phase 2 of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, plans demonstrating the levels at the interface of the Development, the boundary of the Property, and the Public Highway, shall be submitted to the local planning authority for approval in writing.

Appendix 3 – schedule of changes proposed under the MMA application

Bacton Low Rise Phase 2 MMA			
Change	Reason	Notes	Comments from LBC Planning Dept. to date
Phase 2 and 3 can now be delivered as a single phase.	Decant strategy change – the majority of residents from the existing estate have already relocated.	The majority of residents on the existing estate have already moved to Block A and B1 of Phase 1 of the development which has been completed. Other residents have moved away from the estate. There is no longer therefore the requirement to decant existing residents from the part of estate into Phase 2 whilst phase 3 is constructed.	LBC are content with this approach.
Rationalisation of plans – standardised grid.	Allows for the delivery of additional GIA residential floor space.	New plan incorporates more standardised grid across cores D1, D2, E1, E2, F1 & F2 with potential for structural spans to be standardised and reduced.	LBC are content with this approach.
Rationalisation of plans – fewer unit typologies.	Allow for the delivery of additional GIA residential floor space.	Rationalisation of unit typologies, reducing previous count of 85 unit typologies to 42. Rationalisation of plans has accounted for an additional 20 units to be provided.	LBC are content with this approach.

Bacton Low Rise Phase 2 MMA			
Change	Reason	Notes	Comments from LBC Planning Dept. to date
Rationalisation of plans – rationalisations of cores.	Allows for the delivery of additional GIA residential floor space.	Rationalisation of cores to enhance efficiencies of NIA to GIA ratio. More space in plan now accommodating residential floor space, rather than circulation.	LBC are content with this approach.
Reduction in lift numbers from 16 to 11.	Allows for the delivery of additional GIA residential floor space.	Removal of double lift cores across development taking number of lifts from 16 to 11. There will be an enhanced lift maintenance strategy proposed and details of which included in the application submission.	LBC are content with this approach.
Addition of bolt on Balconies.	More variety in façade language which enhances the character of the courtyard facades ensuring higher level of activity at every level of the scheme.	Projecting balconies are proposed to the; Block E South Elevation, Block D Courtyard Elevation and South Elevation, Block E Courtyard Elevation and Block F Courtyard Elevation. It should be noted that the external envelope and massing of the blocks will remain unchanged as will the buildings footprint. The design intent and architectural language of the façades established by the planning application will be preserved.	LBC are content with this approach.
Additional floorspace in roof voids	Additional floor space can be realised on the upper floors in the roof voids of the pitched roofs, contributing to the uplift in overall unit numbers.	Possible due to the reduction in floor to floor heights at all levels above ground floor (down from 3225 to 3075mm). As shown, it has been ensured that the heights are greater than the nationally described space standard (2.3m for at least 75% of the GIA of the dwelling).	LBC are content with this approach.

Bacton Low Rise Phase 2 MMA			
Change	Reason	Notes	Comments from LBC Planning Dept. to date
Relocation of ground floor commercial units	Relocation of B1 commercial units from the north west of the site to a more prominent location flanking both sides of the splayed new public street off Wellesley Road.	This will create a more active and vibrant space at the heart of the development with active street fronts and increased natural surveillance.	LBC are content with this approach.
Density	Uplift in proposed number of residents and dwellings and habitable rooms per hectare in line with the amended unit mix.	<p>The proposed number of residents under the approved scheme is approximately 1102. The MMA proposals will not involve an uplift in the number of residents.</p> <p>The approved scheme includes 153 dwellings per hectare and 486 habitable rooms per hectare. This will increase to 167 dwellings per hectare and 487 habitable rooms per hectare under the MMA proposals.</p>	LBC are content with this approach.
We are currently considering the removal and replacement of trees (T14-16, T18-23)	The size and position of the trees will likely have an adverse effect on the light quality and levels into the units in this location. The canopies will protrude into the projecting balconies along Block E's south elevation causing an issues for maintenance and functionality of these spaces. There is also likely to be difficulties constructing the development with	<p>To mitigate the tree loss we are:</p> <ul style="list-style-type: none"> Retaining the majority of trees within Haverstock Road which will maintain the tree lined character of this street; and Planting new trees where possible (including within Haverstock Road) 	Pre-application discussions with Camden's Tree Officer advised that clear justification for the removal of any trees must be provided (please see the Arboricultural report submission with this application for this justification).

Bacton Low Rise Phase 2 MMA			
Change	Reason	Notes	Comments from LBC Planning Dept. to date
	the trees in place, including health and safety issues for construction workers. The applicant is currently investigating this further.		
Tenure mix	To meet changes in Camden's housing need	<p>The amended unit mix proposed is for 20 additional units. With this change the scheme has:</p> <ul style="list-style-type: none"> 107 social rent units (same as in the previous approval); 11 intermediate units (compared to 10 previously approved); and 196 market sale units (compared to 177 previously approved). <p>The unit mix for both affordable and market housing has been closely tied to the requirements for housing in the local area. The team have in the main, been able to meet the mix requirements as put forward by the LB Camden Community Investment Programme Major Projects team, who are the key stakeholder for the project.</p> <p>The applicant will submit a Financial Viability Assessment to reappraise the affordable housing provision within Phase 2 on its completion in accordance with condition 40 (to be revised as part of the Phase 2 MMA). The inclusion of the Intermediate Rent units in the Social Cores allows there the applicant to flip</p>	LBC are content with this approach.

Bacton Low Rise Phase 2 MMA							
Change	Reason	Notes					Comments from LBC Planning Dept. to date
		their tenure to Social Rent at a later date is viability permits. There is also potential to convert market sale units to an affordable product.					
Unit size mix	To meet changes in Camden's housing need and ensure the scheme is financially viable.	Unit Size	Approved	%	Proposed	%	LBC are content with this mix.
		1B	73	25	107	34	
		2B	128	44	138	44	
		3B	80	27	55	18	
		4B	10	3	13	4	
		5B	3	1	1	0.3	
		Total	294	100	314	100	
Wheelchair unit mix	Increase in wheelchair units to accommodate for the uplift in unit numbers.	Approved scheme included 19 wheelchair ready and 10 wheelchair adaptable units whereas the proposed scheme includes 22 wheelchair ready and 10 wheelchair adaptable units.					LBC are content with this approach.
Energy Strategy	Updated to reflect changes to internal layouts and updated to	The Energy Strategy submitted in the previous MMA included an overall CO2 emissions reduction beyond Part L 2010 for Phase 1,					LBC have confirmed that connection to Royal Free is suitable for this

Bacton Low Rise Phase 2 MMA			
Change	Reason	Notes	Comments from LBC Planning Dept. to date
	reflect the change to connection to Royal Free Heat Network.	<p>2 & 3 of the development, utilising a CHP engine and gas boilers to service the development.</p> <p>The updated Energy Strategy for Phase 2 & 3 of the development has been produced against Part L 2013 and with the policy target of 35% CO2 emissions reductions to reflect updated GLA policy.</p> <p>The Energy Strategy will include an assessment of a number of sample units in Phase 2 & 3 to reflect the changes to the design. The servicing of the development is now proposed to utilise a connection to the LB Camden Royal Free /Gospel Oak district heat network and back up gas boilers.</p> <p>The development has also undergone an overheating risk assessment in accordance with CIBSE Guide A and TM52 and a summary of the results will be provided in the Energy Strategy.</p> <p>We would appreciate if the GLA could confirm their position in respect of the new GLA carbon targets (set out in London Plan 2016 policy 5.2 and implemented for Stage 1 schemes from 1st October 2016 as set out in paragraph 2.3.59 of the Housing SPG 2016. In pre-application discussions held with LB Camden the Council have confirmed they will not be seeking the Phase 2 MMA to achieve zero carbon status due to the minor nature of the application and the fact it is modifying an extant scheme (originally consented 25 April 2013) which has been partly</p>	development. LBC also commented that CHP is not suitable with the developments proximity to the heat network and the size of the development does not provide the best case for cost effective implementation of a CHP.

Bacton Low Rise Phase 2 MMA			
Change	Reason	Notes	Comments from LBC Planning Dept. to date
		implemented. We seek confirmation that the GLA are satisfied to proceed in this manner.	
Car Parking	Increase in 1 car parking space to accommodate for the uplift in unit numbers.	<p>There were no vehicle parking spaces proposed as part of the consented scheme with the exception of wheelchair accessible units and car club bays.</p> <p>A total of 17 car parking bays were approved - 15 disabled (including 1 car club and 1 electric charging vehicle bay). The MMA proposals provide a total of 18 parking bays (including 1 car club and 1 electric charging vehicle bay)</p> <p>The proposed disabled parking bays are provided on Haverstock Road similar to the consented parking arrangement. One additional bay is proposed on Haverstock Road. There is also the potential to increase flexibility with the creation of blue badge holders along Wellesley Road.</p>	It was suggested through pre-application discussions that these proposals are likely to be acceptable.
Cycle storage	To accommodate the uplift in units applied for within the Phase 2 MMA proposals and approximate residents living on site as a result.	<p>The current guidelines under the London plan require far more cycle storage than the quantity of storage spaces that was agreed through the previous planning permission.</p> <p>Given that it is a consented scheme and while the unit numbers have increased, the site constraints have largely remained the same. While the aspiration has been to meet the London Plan 2016 standards, the overall number of cycle parking that has been proposed for phase 2 is 359 for residents in covered and</p>	It was suggested through pre-application discussions that these proposals are likely to be acceptable.

Bacton Low Rise Phase 2 MMA			
Change	Reason	Notes	Comments from LBC Planning Dept. to date
		<p>secure locations, seven for visitors to residential units as part of the landscape proposals and three spaces for the commercial units – 369 in total for phase 2.</p> <p>To arrive at 369 we have used the previous policy approach and applied it to the original application for the original approved quantity of units. We then applied the latest GLA policy to the uplift in units. Please see latest pre-application document for full calculations (page 32).</p>	

Appendix 4 – Tables illustrating the approved and proposed unit mix and floor space figures.

Scheme unit mix as consented

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total Units
Market	64	77	31	5	0	177
Intermediate	0	0	10	0	0	10
Social	9	51	39	5	3	107
Total	73	128	80	10	3	294

Scheme unit mix now proposed

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total Units
Market	87	80	23	6	0	196
Intermediate	1	10	0	0	0	11
Social	19	48	32	7	1	107
Total	107	138	55	13	1	314

Scheme unit mix as consented by percentage

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total Units
Market	64 (21.8%)	77 (26.2%)	31 (10.5%)	5 (1.7%)	0	177 (60%)
Intermediate	0	0	10 (3.4%)	0	0	10 (3%)
Social	9 (3.1%)	51 (17.3%)	39 (13.3%)	5 (1.7%)	3 (1%)	107 (37%)
Total	73 (24.9%)	128 (43.5%)	80 (27.2%)	10 (3.4%)	3 (1%)	294 (100%)

**Figures rounded to the nearest decimal point.*

Scheme unit mix as proposed by percentage

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total Units
Market	87 (27.7%)	80 (25.5%)	23 (7.3%)	6 (1.9%)	0	196 (62.4%)
Intermediate	1 (0.3%)	10 (3.2%)	0	0	0	11 (3.5%)
Social	19 (6.1%)	48 (15.3%)	32 (10.2%)	7 (2.2%)	1 (0.3%)	107 (34.1%)
Total	107 (34.1%)	138 (43.9%)	55 (17.5%)	13 (4.1%)	1 (0.3%)	314 (100%)

**Figures rounded to the nearest decimal point.*

Scheme tenure mix as consented and approved by floorspace (GIA)

	Approved total residential Floorspace m2 (GIA) /%	Proposed total residential Floorspace m2 (GIA)/%
Market	17,842.47 (55.3%)	19,535.74 (58.3)
Affordable (social rent and Intermediate Combined)	14,404.64 (44.7%)	13,955.67 (41.7%)
Total	32,250.11 (100%)	33,491.41 (100%)

**Figures rounded to the nearest decimal point.*