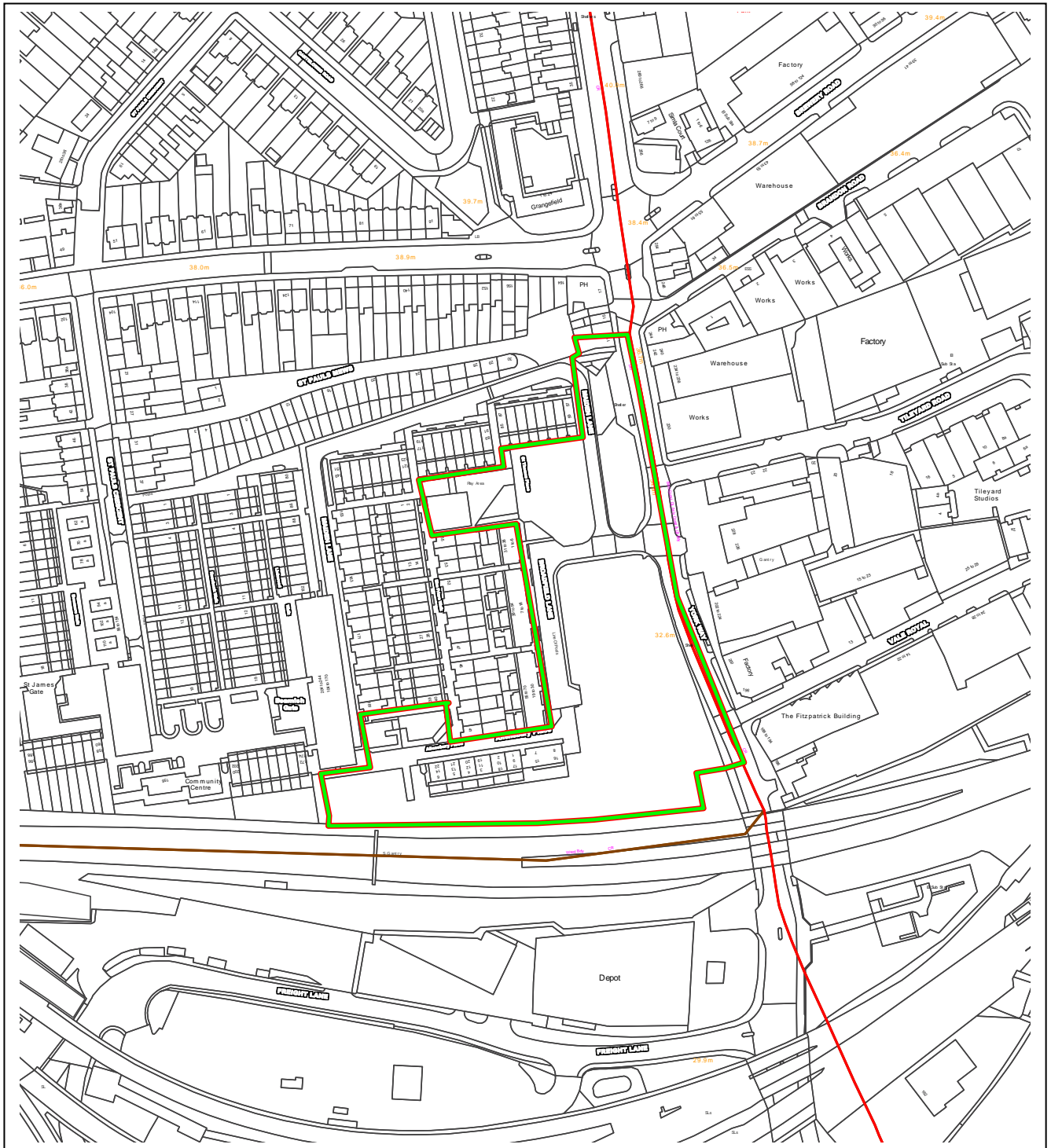


2016/4402/P – Blocks B & C, Site at Former Maiden Lane Estate, London, NW1 9UJ



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Aerial View showing location of trees in question



Delegated Report		Analysis sheet	Expiry Date:	03/10/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	01/09/2016
Officer			Application Number(s)	
Ian Gracie			2016/4402/P	
Application Address			Drawing Numbers	
Blocks B & C Site at Former 2 Maiden Lane London NW1 9UJ			See ddn	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Variation of conditions 2 (approved plans) and 29 (retained trees) of planning permission 2012/5552/P dated 22/03/2013 for the redevelopment of the eastern part of the Maiden Lane Estate, namely to replace trees and amend the proposed soft landscaping. (Retrospective)				
Recommendation(s):		Grant permission		
Application Type:		Variation or Removal of Condition(s)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	213	No. of responses	02	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>Letters sent to residents on 11/08/2016. Site Notice: 11/08/2016 – 01/09/2016</p> <p>The Council received one comment from the owner/occupier of 8 Rosebank Walk which is summarized below:</p> <ul style="list-style-type: none"> • A legal document has been breached • 16 trees have been felled in our community garden • The trees provided screening from dust and noise from the neighbouring railway <p><i>(Officer comment: Please see section 3 below for more information)</i></p>					
Local Groups	<p>The Council received one comment from the <u>Maiden Lane TRA</u> which is summarised below:</p> <ul style="list-style-type: none"> • Concern over lack of detail in plans <i>(Officer comment: Please see section 3.4 below for more information)</i> • Concern over gated access, paving, grading and fencing <i>(Officer comment: Please see section 3.2 below for more information)</i> • Concern planting close to Network Rail operational land <i>(Officer comment: Please see section 2.8 below for more information)</i> • Concern over the credibility of the original arboricultural survey due to incorrect species records <i>(Officer comment: Please see section 2.6 below for more information)</i> • Concern over the impact of the tree removal on nesting birds <i>(Officer comment: Please see section 2.7 below for more information)</i> • Concern over shading of planting <i>(Officer comment: Please see section 3.3 below for more information)</i> 					

Site Description

The site comprises the eastern portion of the Maiden Lane Estate, a predominantly residential local authority owned estate which lies on the western side of York Way and to the northern side of the railway tracks across which it faces the site of Kings Cross Central. The site formerly consisted of two residential blocks and an industrial estate. Proposals were approved in March 2013 for a housing-led mixed use redevelopment as part of the Council's Community Investment Programme. The site is not in a conservation area and does not include any listed buildings.

Relevant History

2012/5552/P – Redevelopment of eastern part of Maiden Lane Estate following the demolition of Nos 1-55 and 2-16 Maiden Lane (Class C3 residential use) and the North Western Industrial Estate (Classes B1c/B8) to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 265 units of class C3 residential (141 market / 71 social rented / 53 intermediate flats), mixed employment/retail/food and drink/community uses at ground floor level (classes B1/A1/A3/A4/D1) and a new energy centre, together with cycle parking and increased and improved areas of public realm and landscaping. – **Granted 22/03/2013.**

2013/8294/P – Variation of condition 2 (approved drawings) for the provision of an additional floor at basement level to blocks F&G together with internal reconfiguration to create 8 additional residential units; the closing of the gap between adjacent blocks F & G; and the merging of the setback top floors (6th floor level) of adjoining blocks A & B, to planning permission 2012/5552/P granted on 22/03/2013 (redevelopment of eastern part of Maiden Lane estate to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 265 residential units). – **Granted 05/11/2014.**

2013/5353/P – Details of proposed slab levels (condition 3), hard and soft landscaping (condition 7), noise mitigation scheme (condition 11), noise survey for York Way (condition 12), noise impact assessment and mitigation report for combined heat and power plant (condition 13), cycle storage (condition 22), piling method statement and methodology (condition 24), water supply infrastructure impact study (condition 25), surface water drainage scheme (condition 26), ground investigation (condition 30), phasing plan (condition 33), recruitment and apprenticeship agreements (condition 35), local procurement (condition 36), community access plan (condition 37), energy efficiency and renewable energy plan (condition 38), sustainability plan (condition 39), construction management plan (condition 44), service management plan (condition 45) and level plans (condition 48) relating to planning permission granted 22/3/13 (ref: 2012/5552/P) for the redevelopment of eastern part of Maiden Lane Estate... – **Granted 26/02/2014.**

Relevant policies

National Planning Policy Framework (2012)

National Planning Practice Guidance

The London Plan 2016

LDF Core Strategy and Development Policies (2010)

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Assessment

1. Proposal

1.1 The retrospective application to vary conditions 2 and 29 of planning permission 2012/5552/P dated 22/03/2013 seeks permission for the removal of part of a group of trees which were removed without consent by contractors. The application also includes some minor changes to landscaping including changes to the grading, layout and planting in the community garden, the location of plants and the tree species in Broadfield Lane. Condition 2 requires the development to be carried out in accordance with the approved plans. Condition 29 requires all trees on the site to be retained in accordance with the approved Arboricultural documents.

2. Removal of trees

2.1 The trees that have been removed without approval, approx. 16 trees in total, were situated within the community garden within the Maiden Lane Estate, to the south of blocks B and C. Immediately to the south of the community garden is the railway line.

2.2 The developers were instructed to apply retrospectively to remove the trees once it was brought to the Council's attention that the tree removal had taken place. The developer was informed that details of replacement trees to mitigate the loss of canopy cover and screening should be included with the application.

2.3 The trees that have been removed were included as "to be retained" under the original planning permission as part of the redevelopment of the eastern part of Maiden Lane Estate. The contractor however removed part of the group of trees without consent resulting in a breach of condition.

2.4 The removal of the trees took place to facilitate an essential change in levels and grading that was not previously foreseen. Had the trees not been removed, the change in levels would have likely rendered the trees unstable or caused them to die through root severance.

2.5 The group of trees (referred to as G2 in the arboricultural report) was densely planted and was made up of a range of species including sycamore, ash, hazel, holly and holm oak. The group was categorised in the arboricultural report submitted with planning permission 2012/5552/P as B1;2 in line with BS5837:2012 "Trees in relation to design, demolition and construction". This means that the trees were considered to be of moderate quality with an estimated remaining life expectancy of least 20 years. The trees provided valuable screening to residents from the railway.

2.6 The tree species that made up G2 were recorded incorrectly in the original arboricultural survey. The agent has stated that no direct access was available to the surveyor; it could be that the tree species that were present but not recorded were at the back of this group therefore not visible to the surveyor.

2.7 The trees were inspected for nesting birds by an ecologist prior to removal. A statement from the developer's ecologist was included with the application which details that no nesting birds were present prior to the removal of the trees.

2.8 The proposed replacement trees include a similar mix of deciduous and evergreen species to those that have been removed, all of which are native species. The replacement planting is considered to be suitable for the site and similar in makeup and density as those which have been removed. The proposed replacement planting is also of a large enough size to offer instant impact and some degree of screening. The proposed replacement trees and planting will be of the same height and density as the trees that were removed when fully matured. The trees will therefore have the same protective qualities from noise and dust as the trees that were removed. The amended planting scheme meets the Network Rail requirements for planting adjacent to the railway.

2.9 As such, it is considered that the proposal is acceptable in landscape and biodiversity terms and complies with policies CS5, DP22 and DP26.

3. Landscaping

- 3.1 The application also seeks to amend some minor details of the approved landscaping, all of which are considered not to impact on the overall design of the scheme and to be acceptable in planning terms. The changes are broken down below.
- 3.2 Two gates are shown as access control is required both from the street and from the community garden. The agent has stated that the gate at the end of block C is intended to replace the existing garden gate.
- 3.3 The TRA raised concerns over the positioning of some planting. The proposed *Bergenia* "Silverlicht" planting is shade-tolerant and is considered to be suitable for the site. The proposed relocation of the climbing plants from the west elevation of block B + C and J to the north elevations of blocks E and F is considered acceptable. The shade-tolerant species proposed are considered suitable for the aspect.
- 3.4 Two additional section plans were submitted in response to comments from the Maiden Lane TRA regarding lack of detail of levels at the end of the community garden. More of an existing retaining wall will become exposed when the required additional grading takes place. The wall will be cleaned and painted.
- 3.5 Steps have not been included in the slope behind the retaining wall to allow access for equipment and machinery for maintenance purposes. The Agent has stated that the Grounds Maintenance manager was consulted as part of the design process.
- 3.6 In light of the above, it is considered that the proposal is acceptable in landscape and design terms and complies with policies CS14, DP22 and DP24.

4. Recommendation

- 4.1 Grant planning permission, subject to the same or revised conditions, as appropriate, as the original decision.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19th December 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Miss Helen Sayers
PRP
10 Lindsey street
London
EC1A9HP

Application Ref: **2016/4402/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

14 December 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
Blocks B & C
Site at Former 2
Maiden Lane
London
NW1 9UJ

DECISION

Proposal:

Variation of conditions 2 and 29 of planning permission 2012/5552/P dated 22/03/2013 for the redevelopment of the eastern part of the Maiden Lane Estate, namely to replace trees and amend the proposed soft landscaping. (Retrospective)

Drawing Nos: (Prefix AA1692C/3.1/) 210E; 211E; 212C; 213C; 214D; 215E; 216E; 217F; 218D; 230D; 231E; 232C; 233B; 234C; 235D; 236D; 237D; 238D; AL1692-2-1-4211B.

Reports: Cover Letter prepared by Helen Sayers dated 8th August 2016; Arboricultural Impact Assessment prepared by Thomson Ecology dated July 2016; Letter prepared by Thomson Ecology dated 20th July 2016.

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

Executive Director Supporting Communities



Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2012/5552/P dated 22/03/2013.

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan AA1692-2-3-1001; Layout Plans (prefix AA1692-2-1-)1001, 1020 - 1027, 1029 - 1031; Plans and Elevations (prefix AA1692-2-1-)1100, 1102 Rev A, 1103 Rev A, 1104 - 1109, (prefix AA1692C-2-1-) 2120 - 2129, 1140 - 1143; Site Sections (prefix AA1692-2-1-)1009 - 1019; Street Views (prefix AA1692-2-3-)1010 - 1013; Unit Layouts (prefix AA1692-2-3-)1201 - 1219, 1221 - 1223, 1230 - 1237.
(Prefix AA1692C/3.1/) 210E; 211E; 212C; 213C; 214D; 215E; 216E; 217F; 218D; 230D; 231E; 232C; 233B; 234C; 235D; 236D; 237D; 238D; AL1692C-SK2016-09-05 1; AL1692C-SK2016-09-05 2.

Landscape Plans: (prefix AL1692-2-1-)4200, 4204, 4205, 4207, 4208, 5209, 4211B, 4217, 4218, 4300, 4301, 4302, 5303, 4304, 4305.

Survey drawings: garages drwg x 1 Rev A; Estate drwg x 1 Rev B; Site drwgs x 4 Rev B; Elevations (buildings 1-6) drwgs x 3.

Cover Letter prepared by Helen Sayers dated 08/08/2016; Design and Access Statement dated Oct 2012; Planning Statement by CBRE dated Oct 2012 (including Lifetime Homes Assessment by PRP); Employment Report (including Camden Employment Sectors by CBRE dated Oct 2012, Maiden Lane Estate Regeneration Commercial Space Options Appraisal by Renaisi dated Sept 2012); Transport Statement by Alan Baxter dated Oct 2012; Sustainability Statement by PRP (including Sustainability dated 04/10/12; Energy Strategy dated 04/10/12, Daylight and Sunlight Assessment dated 13/09/12, Wind Analysis dated 28/09/12, Code for Sustainable Homes dated 04/10/12); Environmental Technical Studies (including Noise and Vibration by Entran dated 05/10/12, Ground Investigation by RSA Geotechnics dated 03/11/11, Flood Risk by RMA dated 08/10/12, Ecological Survey by Greengage dated Aug 2012, Arboricultural Impact Assessment and Arboricultural Method Statement prepared Thomson Ecology dated July 2016, BREEAM Assessment by BRE Global dated 23/08/12, Building Regs Part L Certification Documents dated 03/10/12, Explosive Ordnance by BACTEC dated 07/02/2012); Letter prepared by Thomson Ecology dated 20/07/2016; Application forms and Accommodation schedule; Statement of Community Involvement.

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

- 3 Prior to commencement of development of any phase other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, details of proposed slab levels, in relation to the existing and proposed levels of the site and the surrounding land, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be carried out other than in strict accordance with the details thus approved.

Discharged 26/02/2014 (Ref. 2013/5353/P).

- 4 The details of the following shall be submitted to, and approved in writing by, the Local Planning Authority before any work, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, is commenced on the relevant part of the development:
- (a) Shopfronts; including sections, elevations and materials;
 - (b) Facing materials of all buildings;
 - (c) Details including sections at 1:10 of all windows and external door frames;
 - (d) Details including materials of all balconies;
 - (e) Details of the "Sky blades";
 - (f) Detailed design of the access steps from York Way including provision of handrails and contrasting nosing;
 - (g) Details of the shared surfaces of Broadfield Lane and Allensbury Place including traffic calming, surface materials, contrasting colours and use of tactile surfaces;
 - (h) Details of CCTV, external lighting, lighting of entrance areas and control of access points.

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

Discharged 15/10/15 (Ref 2015/3794/P).

- 5 A sample panel of the facing materials demonstrating the proposed colour, texture, jointing and fixing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel should be no less than 3mx2m. The approved panel shall be retained on site until the work has been completed.

Discharged 15/10/15 (Ref 2015/3794/P).

- 6 No visible flues, vents or drainage pipes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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

- 7 No development, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include a full schedule of plant species and location, and details of any

proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Discharged 26/02/2014 (Ref. 2013/5353/P).

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the relevant phase of the development or prior to the occupation for the permitted use of the relevant phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The balcony balustrades to the interfacing elevations between blocks F-G (east elevation) and D-E (west elevation) shall be finished in obscure glazing only and permanently retained as such.

Reason: In order to ensure a reasonable degree of privacy for future residential occupiers of these blocks in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Not more than 25% of the combined net internal ground floor area of blocks D and E shall at any one time be occupied by non-B1 Class Uses of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: In order to ensure a minimum proportion of the commercial units in B1 employment use and to safeguard existing employment sites in accordance with policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and DP13 of the London Borough of Camden Local Development Framework Development Policies.

- 11 No work shall commence on any of the buildings of the development until a scheme for noise mitigation has been submitted to and approved by the local planning authority in writing and the buildings shall not be occupied until completed fully in accordance with such scheme as will have been approved.

Discharged 26/02/2014 (Ref. 2013/5353/P).

- 12 No work shall commence on any of blocks A, D and E other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, until an additional survey to re-assess the noise environment in the vicinity of York Way has been undertaken and the local planning authority have confirmed in writing their satisfaction with proposed mitigation being appropriate to reasonably ameliorate the likely impacts. The development shall thereafter not be occupied until completed fully in accordance with the mitigation measures as will have been approved by the local planning authority in writing.

Discharged 26/02/2014 (Ref. 2013/5353/P).

- 13 Prior to the commencement of Block J, a noise impact assessment of the Combined Heat and Power plant to be installed within that block together with a report of any noise mitigation required shall be submitted to and approved by the local planning authority and thereafter no occupation of block J shall be permitted until completed fully in accordance with the mitigation measures as recommended by such report as has been approved.

Discharged 26/02/2014 (Ref. 2013/5353/P).

- 14 If parliamentary confirmation has been given to a railway link route between High Speed 1 and High Speed 2 before work has been commenced on any of Blocks A, B, C and J then work shall not commence, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, until an additional noise assessment and report of mitigation of its impact has been submitted to and approved by the local planning authority in writing. The development shall not be occupied until completed fully in accordance with the mitigation measures as recommended in any such report as will have been approved.

Reason: To safeguard the premises against the transmission of external noise in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 15 Prior to the commencement of any A3 or A4 use on the application site, details of the extract ventilating system and/or air-conditioning plant together with appropriate sound attenuation and/or anti-vibration measures shall be submitted to and approved in writing by the local planning authority. The equipment and all such measures shall thereafter be installed only in accordance with such scheme as has been approved and shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 16 Prior to the commencement of any A3/A4 uses that entail primary cooking on the premises, the ventilation and filtration equipment to suppress and disperse fumes and/or smells created from cooking activities on the premises, shall be installed and be in full working order in accordance with any scheme as has been approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations. In the event of no satisfactory ventilation plant and / or machinery being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 17 No sound emanating from the commercial (Classes A1, A3, A4, B1 or D1) uses in the development shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 18 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 19 The A3/A4 uses hereby permitted shall not be carried out outside the following times: 0800-2300hrs on any day.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 20 Servicing of the commercial units hereby approved shall not be permitted outside of the following times: 0700 - 2300hrs on any day.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 21 Notwithstanding the provisions of Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, no part of the flexible A1/A3/A4/B1/D1 commercial premises hereby approved shall be used as a religious institution.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on-street parking pressure in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 22 Before the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, detailed, detailed plans indicating the type and layout of secure and covered cycle storage facilities for 301 cycles for the residential component of the development and 12 cycles for the commercial uses 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.

Discharged on 22/03/2016 (Ref. 2016/0834/P).

- 23 The 7 fully accessible car parking spaces as shown on the approved drawings shall be provided prior to occupation of blocks H and I 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.

Reason: To ensure that the development does not contribute unacceptably to parking stress and congestion on the site and unacceptable increases in car use generally, and to ensure adequate provision for people with disabilities in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 24 Piling or any other foundation designs using penetrative methods shall not be

permitted unless a piling method statement detailing the type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works, has been submitted to and approved by the Local Planning Authority in writing in liaison with the relevant utility providers. The piling shall be undertaken in accordance with the approved method statement.

Discharged 26/02/2014 (Ref. 2013/5353/P).

- 25 Development should not be commenced until an impact study of the existing water supply infrastructure has been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The study shall include an assessment of the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall thereafter not proceed otherwise than in accordance with the study as has been approved.

Discharged 26/02/2014 (Ref. 2013/5353/P).

- 26 The development hereby approved shall not be commenced, other than for site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, until details of a surface water drainage scheme for the site, based on the approved Flood Risk Assessment by RMA dated 08/10/12 shall be submitted to and approved by the local planning authority in consultation with the Environment Agency. Such scheme shall include green/brown roofs and achieve a reduction in surface water run-off rates to 151 l/s. The development shall not be implemented other than in complete accordance with the surface water drainage scheme incorporating any required changes as a result of the details that have been approved. The development shall not be implemented other than in complete accordance with the surface water drainage scheme incorporating any required changes as a result of the details that have been approved.

Discharged 26/02/2014 (Ref. 2013/5353/P).

- 27 Prior to any superstructure works commencing on site, details showing the precise locations, specifications and design of no less than 15 bird nesting boxes/bricks and 6 bat boxes shall be submitted to and approved in writing by the local planning authority. The boxes/bricks shall be installed in accordance with the approved details prior to the occupation of the development and thereafter retained.

Discharged 15/10/15 (Ref 2015/3794/P).

- 28 Full details in respect of the green and brown roofs of the development including construction profile, materials, substrate depth, full schedule of plant species, density of planting and plan of maintenance shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include not less than 50% of the proposed living roof provision as a biodiverse extensive living roof to accord with the specific requirements for such, as stated in the approved Ecological Survey (Greengage August 2012). The buildings shall not be occupied until the approved details have

been implemented and these works shall be permanently retained and maintained thereafter.

Discharged 15/10/15 (Ref 2015/3794/P).

- 29 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the protection details set out in the approved Arboricultural Impact Assessment and Arboricultural Method Statement prepared Thomson Ecology dated July 2016.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 30 At least 28 days before the development hereby permitted commences other than site clearance & 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 by the local planning authority in writing. 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 part (a) and before the development commences, a site investigation shall be undertaken in accordance with the approved scheme and the written results submitted to and approved by the local planning authority in writing. Laboratory results must be provided as numeric values in a formatted electronic spread sheet.

(c) a remediation scheme shall be submitted to and approved by the local planning authority in writing before the development commences.

The remediation scheme as approved in part (c) shall be implemented before any part of the development hereby permitted is occupied.

Discharged 26/02/2014 (Ref. 2013/5353/P).

- 31 In the event that additional significant contamination is discovered during the carrying out of the development it shall be reported in writing immediately to the local planning authority and a full written assessment together with any necessary modifications 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.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous

industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

32 *Affordable Housing

Affordable housing shall be provided in accordance with the conditions and approved documents as set out in this decision. All affordable housing units shall be constructed and fitted out as units which are suitable for occupation as affordable housing and shall only be occupied for the purposes of and retained in perpetuity for Intermediate Affordable Housing in line with the London Plan definition for such as set out in the London Plan and Social Rented Housing (at rents equivalent to 'social rent' as set out in Camden's CPG2 draft alterations November 2012) as the case may be; not disposing of any interest in the Affordable Housing Units (except by way of mortgage) other than to any other Registered Provider or any other body, organisation or company registered with the Charity Commissioners for England and Wales and approved by the Regulator or the Council.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

33 *Phasing Plan

Prior to commencement of any part of the 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 Phasing Plan which shall balance the delivery of the affordable and market housing with the phases of the development. The development shall thenceforth not proceed other than in complete accordance with such Plan as will have been approved from time to time by the Local Planning Authority

Discharged 26/02/2014 (Ref. 2013/5353/P).

34 *Employment Space Plan

No residential units within the market tenure elements of the development shall be occupied until an Employment Floorspace Plan has been submitted to and approved in writing by the local planning authority. The Plan shall cover the following:

- Programme for delivering a minimum of 470 sqm (Gross Internal Area) of B1 space fitted out to a Shell and Core specification and ready to let to commercial tenants
- Demonstrate by reasonable endeavours a commitment to provide "low cost" incubator/workspace
- Provide details of the specification, design and location of the employment

floorspace and demonstrate how the submitted Maiden Lane Estate Regeneration Commercial Space Options Appraisal by Renaisi dated Sept 2012 has informed the design, letting and specification choices made in respect of provision of the space

- Identify sectors and type of businesses to be targeted and a strategy to market and promote the workspace to such sectors
 - Demonstrate how the developer will work in partnership with Maiden Lane Community Centre (or other social enterprise/local organisation) to support and promote the workspace
 - Programme for regular reporting to the Council to address actions specified in the Plan.
 - 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.

Reason: To ensure that the development retains adequate provision of high quality, low cost and flexible employment floorspace that provides employment opportunities for local residents in accordance with policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

35 *Recruitment and apprenticeships

Prior to commencement of any construction works associated with the new buildings hereby approved, including the extraction of basements and/or foundations but excluding site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, the applicant and/or developer shall:

- have entered into an agreement with the Kings Cross Construction Skills Centre to support the recruitment of Camden residents to jobs created during the construction of the development; to advertise all construction job vacancies locally; and to work towards a target that 20% of jobs are filled by Camden residents
- have entered into an agreement with the Kings Cross Construction Skills Centre to provide 30 construction industry apprenticeships to Camden residents using a range of options tailored to the build requirements of the development. The placements would be delivered throughout the course of the development. Also to deliver 20 work placement/work experience opportunities throughout the construction process.
- have entered into an agreement with the Kings Cross Construction Skills Centre to deliver at least 1 End Use apprenticeship, e.g. caretaker, receptionist or another suitable role.

Discharged 26/02/2014 (Ref. 2013/5353/P).

36 *Local Procurement

Prior to commencement of any part of the development, other than site clearance & preparation, relocation of services, utilities and public infrastructure and

demolition, the applicant and/or developer shall:

- have demonstrated that they will work with the Council's local procurement team to provide opportunities for Camden-based businesses to tender for the supply of goods and services during construction.

Reason: In order to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses in accordance with policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

37 *Community Access Plan

Prior to commencement of any part of the 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 Community Access Plan setting out the access arrangements for the development including the public disabled lift within the development and shall contain mechanisms for monitoring, review and further approval by the local planning authority. The development shall be provided in accordance with the Community Access Plan and shall at all times proceed to be operated in accordance with such provisions as will have been approved.

Discharged 26/02/2014 (Ref. 2013/5353/P).

38 *Energy Efficiency

Prior to commencement of any part of the 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 for approval an Energy Efficiency and Renewable Energy Plan setting out a package of measures to achieve an overall reduction in carbon emissions from the development of 25% as a minimum target and 31% by reasonable endeavours. 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.

Discharged 26/02/2014 (Ref. 2013/5353/P).

39 *Code for Sustainable Homes

Prior to commencement of any part of the 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 Sustainability Plan setting out the manner in which the development will achieve Code for Sustainable Homes (CFSH) level 4* for the residential units achieving by reasonable endeavours target levels of 50% of the un-weighted 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 occupation of the residential units 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.

Discharged 26/02/2014 (Ref. 2013/5353/P).

40 *BREEAM

Prior to fitting out of the commercial units in the ground floor of blocks D, E, H and I of the development the applicant and/or developer shall submit to the local planning authority a Sustainability Plan setting out the manner in which the development will achieve at least BREEAM 'Very Good' while achieving by reasonable endeavours target levels of 60% of the un-weighted credits in the Energy and Water sections and 40% in the Materials categories. The development shall thenceforth proceed in accordance with such Plan as will have been approved. Within 6 months of occupation 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.

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

41 *Car capping

Prior to first occupation of any of the residential units, the landowner would ensure through agreement that each occupier of the premises is 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 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 (with the exception of the carpark hereby approved) and nor shall they be entitled to be granted a Business Parking Permit.

Reason: In order to ensure that the development does not contribute to increased car use and parking congestion in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

42 *Residential Travel Plan

Prior to first occupation of the residential uses a Residential Travel Plan which shall set out measures for promoting sustainable transport modes for residents within the relevant phase of the development, shall be submitted to and approved in writing 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. The plan shall provide for a Travel Plan Co-ordinator and

allow for an initial substantial review within six months of full occupation incorporating an update based upon receipt of results of a post-occupancy TRAVL survey. The measures contained in the Travel Plan shall at all times remain implemented.

Discharged 08/12/2016 (Ref. 2016/4621/P).

43 *Workplace Travel Plan

Prior to first occupation of the commercial uses of the development a Work Place and Visitor Travel Plan which shall set out measures for promoting sustainable transport modes for staff and visitors within the development, shall be submitted to and approved in writing 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. The plan shall provide for a Travel Plan Co-ordinator and allow for an initial substantial review within six months of full occupation incorporating an update based upon receipt of results of a post-occupancy TRAVL survey. The measures contained in the Travel Plan shall remain in place for the duration of occupation of the relevant units.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

44 *Construction Management Plan

Prior to the demolition of the existing buildings and the commencement of construction of the new buildings a Construction Management Plan (including an Air Quality Assessment) setting out measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout 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 approval by the local planning authority and Transport for London as required from time to time. The Construction Management 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 shall at all times remain implemented throughout the duration of the works of demolition and construction.

Discharged 26/02/2014 (Ref. 2013/5353/P).

45 *Servicing Management Plan

Prior to the commencement of development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, a Servicing Management Plan (SMP) shall be submitted to and approved in writing by the Local Planning Authority and shall contain mechanisms for monitoring, review and further approval by the local planning authority from time to time. The plan shall include details of the location and size of the proposed service layby, the frequency and proposed hours of servicing, details of arrangements for refuse storage and collections, and the mechanisms that will be used to ensure that all servicing continues to take place in accordance with the plan. The service layby shall be provided in full prior to first occupation of the commercial units of the development. No servicing of any building shall take place on any part of the highway network or public realm other than in accordance with the SMP so approved.

Discharged 26/02/2014 (Ref. 2013/5353/P).

46 Electric vehicle charging and monitoring

Prior to first occupation of any part of the development, confirmation of the necessary measures to secure 3 on street electric vehicle charging points 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 and shall thereafter be retained.

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

47 *Car club bays

Prior to first occupation of any part of the development, confirmation of the siting and location of a minimum of two on-street car club bays within the site and the arrangements for providing these at a subsidised cost for residents for an initial period of at least 3 years, shall be submitted to and approved by the Local Planning Authority in writing. The car club bays shall be provided and marked out and secured in accordance with the details thus approved.

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

48 *Level plans

No part of the development shall be commenced other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, until such time as the local planning authority has confirmed in writing that it has received plans demonstrating the levels at the interface of the development, the boundary of the site and the public highway.

Discharged 26/02/2014 (Ref. 2013/5353/P).

49 *Health facilities

Within 6 months of first implementation of the development, the applicant and/or developer shall have confirmed to the local planning authority to its reasonable satisfaction the steps that have been taken to engage with the NHS Commissioning Board, or equivalent health overseeing body, to assess local health care needs and to offer the potential inclusion of new health care facilities within block H of the scheme on lease terms that have first been agreed in writing by the local planning authority. The relevant unit shall not be occupied by any non-NHS Commissioning Board approved occupier unless a period of 18 months has elapsed from first implementation without there being any formal commitment from the NHS Commissioning Board, or equivalent health overseeing body, and the local planning authority have confirmed in writing (such confirmation not to be unreasonably withheld) that the applicant and/or developer have used their best endeavours for such commitment to be secured.

Reason: To ensure that the scheme makes satisfactory provision for health care facilities in accordance with policies CS16 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

50 *Community facilities contribution

Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure appropriate provision and improvements for the provision of community facilities in the vicinity of the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes satisfactory provision for community facilities in accordance with policies CS10 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

51 *Travel Plan monitoring and review contribution

Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure the monitoring and review of the Residential and Workplace Travel Plans shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the travel demands from the development can be monitored and maintained in line with a Travel Plan in accordance with the requirements of policies CS5, CS11 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26

of the London Borough of Camden Local Development Framework Development Policies.

52 *Bus capacity contribution

Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure improvements to local public transport facilities shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the additional strain on public transport from the development can be properly managed in accordance with the requirements of policies CS5, CS11 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP17 of the London Borough of Camden Local Development Framework Development Policies.

53 *Legible London contribution

Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure improvements for pedestrian way-finding in the local area shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes adequate provision for promoting walking as a sustainable transport alternative and mitigating its impact on public transport in accordance with the requirements of policies CS5, CS11 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP17 of the London Borough of Camden Local Development Framework Development Policies.

54 *London cycle hire contribution

Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure public cycle hire facilities in the local area shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes adequate provision for promoting sustainable transport alternatives and mitigating its impact on public transport in accordance with the requirements of policies CS5, CS11 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP17 of the London Borough of Camden Local Development Framework Development Policies.

55 *Bus stop upgrade contribution

Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure improvements to the accessibility of local bus stop facilities in the area shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes adequate provision for promoting sustainable and accessible transport alternatives in accordance with the requirements of policies CS5, CS11 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP9 of the London Borough of Camden Local Development Framework Development Policies.

56 *Highway works contribution

Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure the necessary highway works for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment in accordance with the requirements of policies CS5, CS11, CS17, CS19 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

57 *Education contribution

Prior to commencement of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure appropriate measures to support the local education infrastructure shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the impact of the scheme on the local education infrastructure is mitigated in accordance with policies CS10, CS19 of the London Borough of Camden Local Development Framework Core Strategy and DP15 of the London Borough of Camden Local Development Framework Development Policies.

58 Need for a Legal agreement

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be progress on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with * in this notice of planning permission.

Reason: In order to define the permission and to secure development in

accordance with policy CS19 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

1 Reasons for granting planning permission:

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 (Distribution of growth), CS4 (Areas of more limited growth), CS5 (Impact of growth and development), CS6 (Quality homes), CS7 (Camden's centres and shops), CS8 (Successful and inclusive economy), CS10 (Community facilities and services), CS11 (Sustainable and efficient travel), CS13 (Climate change), CS14 (Promoting high quality places and conserving our heritage), CS15 (parks open spaces and biodiversity), CS16 (Improving Camden's health and well-being), CS17 (Making Camden a safer place), CS18 (Waste and recycling) and CS19 - (Delivering and monitoring the Core Strategy) and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP1 (Mixed use development), DP2 (Making full use of Camden's capacity for housing), DP3 (Contributions to the supply of affordable housing), DP4 (Loss of affordable housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair homes), DP12 (Managing the impact of food, drink, entertainment uses), DP13 (Employment sites and premises), DP15 (Community and leisure uses), DP16 (Transport implications of development), DP17 (Walking, cycling and public transport), DP18 (Parking standards), DP19 (Managing the impact of parking), DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (High quality design), DP25 (Conserving Camden's heritage), DP26 (Impact of development on occupiers and neighbours), DP27 (Basements and lightwells), DP28 (Noise and vibration), DP29 (Access), DP30 (Shopfronts), DP31 (Public open space) and DP32 (Air quality).

2 Reasons for granting planning permission (continued)

Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations: The proposed development would provide a high density residential led mixed-use scheme in an area which is likely to benefit from regeneration associated with the nearby Kings Cross Central site. It would comprise approximately 50% of affordable housing much of which is suitable for families. The development would make more effective use of the site to provide new housing together with commercial floorspace providing employment opportunities for local people and flexible accommodation suitable for small and/or start-up businesses in the growing innovation sector. It would provide well designed buildings and a safe and accessible public realm that is readily legible and ensures an improved relationship between the existing residential estate, York Way and the areas to the south and east. Furthermore the scheme would deliver significant environmental performance improvements through incorporation of SUDs, site wide CHP with the potential to expand this to the estate as a whole, achievement of at least Level 4 of the Code for Sustainable Homes, green roofs

and the potential for enhanced site wide biodiversity. In reaching its decision the Council has struck a reasonable balance between its policy of protecting existing employment premises and achieving much needed improvements as part of the Council's estate regeneration programme. The Council has also had regard to the noise environment particularly affecting the buildings facing York Way and the need for further survey work where required and appropriate mitigation.

- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 You are advised that condition 17 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 5 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 6 You are advised that if implemented, the alternative use permission hereby granted for the ground floors of blocks D, E, H & I, gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
- 7 In the absence of a Section 106 agreement securing the matters covered by conditions marked with * above, the Department of Planning and Public Protection requires an unequivocal written statement from the Assistant Director for Housing and Adult Social Care confirming that it will comply with the matters set out in conditions * (as provided in the form of the Council's standard s106 obligations on these matters) and that it will not dispose of any of its interest in the land (not including disposals to individual tenants and occupiers) without first ensuring that any new owner simultaneously executes a Section 106 agreement securing any relevant matters covered by conditions * which are outstanding or ongoing.
- 8 You are reminded that bats, reptiles and nesting birds are protected under the Wildlife and Countryside Act 1981 and should any bats or their roosts be found on the site then English Nature should be contacted. All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation should take place outside of the bird-

nesting period (i.e. outside of March-August) unless supervised by a competent ecologist to ensure that relevant legislative requirements are met.

- 9 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre, to assist in building up its data base of up-to-date ecological information and assist in future decision making.
- 10 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 11 You are advised of the need to ensure that all necessary consents have been obtained from Thames Water regarding the connection of the development to the public sewer. You should incorporate protection to your property from possible surcharge from the sewerage network during storm events, for example by installing a non-return valve to prevent backflow. Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Please contact Thames Water Developer Services on 0845 850 2777.
- 12 The applicant should note that the grant of this planning permission does not guarantee that highways works will be implemented as the works indicated on the plans will always be subject to further detailed design, consultation and approval as required by the Highway Authority in enactment of its statutory powers and relevant legislation.
- 13 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

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

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

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

payment. Payments will also be subject to indexation in line with the construction costs index.

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

- 14 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £1,279,250 (25,585sqm x £50). This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the Additional Information Requirement Form or other changing circumstances.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

DRAFT

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

DECISION