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Parker tower from Parker Street

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	30/01/2017
		N/A / attached	<b>Consultation Expiry Date:</b>	12/01/2017
<b>Officer</b>			<b>Application Number</b>	
Fergus Freeney			2016/6606/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Parker Tower 43 Parker Street London WC2B 5PS			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
Variation of condition 19 (development in accordance with approved plans) as granted under reference 2014/0176/P (dated 18/12/14) and amended under reference 2015/2988/P (dated 15/12/2015) and 2015/7249/P (dated 06/06/2016) for refurbishment of existing building to convert to residential use. To alter the housing mix from 46units to 51units.				
<b>Recommendation:</b>		Grant Permission subject to a section 106 Legal Agreement		
<b>Application Type:</b>		Variation or Removal of Condition		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>03</b>	No. of objections	<b>03</b>
			No. electronic	<b>03</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on 20/12/2016 expiring on 10/01/2017 and a press notice was displayed on 22/12/2016 expiring on 12/01/2017.</p> <p>3 objections have been received from residents at Holland Dwellings, Thurstan Dwellings and Newton Street as summarised below:</p> <ol style="list-style-type: none"> <li>1. 50% of the units should be affordable/social.</li> <li>2. BNP Paribas have ignored complaints with regards to dust and noise during construction and have refused compensation requests.</li> <li>3. There have been a lack of community liaison meetings.</li> <li>4. Better construction conditions have been ignored.</li> <li>5. Moving monitoring point locations have been ignored.</li> <li>6. Hours of work should be amended.</li> <li>7. Behaviour on site is unacceptable.</li> <li>8. Residents have repeatedly asked for respite care which has not been forthcoming.</li> <li>9. The hoist looks directly into the buildings of the Thurstan Dwellings.</li> <li>10. A full size screening solution has been requested but this has been ignored.</li> <li>11. BNP Paribas has not cleaning neighbouring buildings as promised.</li> <li>12. Promises made by previous owners of the site have not been followed through.</li> <li>13. Guard dogs cause noise and intimidation.</li> <li>14. Mosquitos are attacking residents due to standing water issues on site.</li> <li>15. There has been a loss of parking spaces in the area.</li> </ol> <p><u>Officer response:</u></p> <ol style="list-style-type: none"> <li>1. <i>There is no increase in the total amount of floorspace proposed therefore no trigger to increase the amount of affordable housing.</i></li> <li>2. <i>The applicants have met planning obligations and conditions in respect to noise and dust. In accordance with Clause 4.6 of the S106 legal agreement, a Demolition Management Plan was agreed with the Council on 8<sup>th</sup> March 2016. This includes a Noise, Dust and Vibration Management Plan.</i> <ul style="list-style-type: none"> <li>• <i>Audits have been undertaken throughout the works. These audits are issued to the Council. The results from these audits demonstrate that the noise levels are acceptable and the applicants brought the data from the monitors to a Community Liaison Meeting.</i></li> <li>• <i>Condition 13 of the original planning permission states 'No development shall take place until full details of the air quality dust monitoring regime have been submitted to and approved by the local planning authority in writing. Such details shall include the location,</i></li> </ul> </li> </ol>					

*number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for three months prior to the proposed implementation date. The monitors shall be retained and maintained on-site for the duration of the development in accordance with the details thus approved.' The air quality and dust monitoring regime was approved by the Council on 7<sup>th</sup> March 2016.*

- *The applicant has confirmed that the defined dust levels that the contractor is required to adhere to were initially exceeded and picked up as part of the BPM audit. The contractor worked with Southdowns, who carried out the audit, to resolve this problem. This included additional water suppression and installation of a three metre screen.*
  - *During the initial demolition of the podium and following feedback from local residents, Syd Bishop and Sons (the demolition contractors) changed their methodology. This included reducing use of a breaker. On 12<sup>th</sup> September 2016, Syd Bishop and Sons began using a 14 tonne excavator with a pulveriser attachment.*
  - *It was explained that as demolition progressed, part of the screen (which mitigates against noise) would have to be removed. However, the team explained additional acoustic screens have been brought in to continue to mitigate against noise. Acoustic quilts were also introduced along the boundary wall.*
3. *The Community Liaison meetings have not ceased. At the last meeting (28<sup>th</sup> November 2016), following liaison with Council officers, it was suggested that the meetings should be held every 3 months and a councillor should attend. The residents expressed they were keen for this and suggested a councillor they frequently liaise with. The next meeting was scheduled to take place on 30th January 2017.*
4. *In March 2016, Syd Bishop and Sons investigated ways to further reduce levels of noise. This included bringing in smaller bins to dispose of debris, reducing noise levels. In July, the residents were informed Camden's Planning Enforcement team visited the site to review dust mitigation and were happy with the measures being used.*
5. *A resident asked for a monitor to be placed in Holland and Thurstan Dwellings. The applicant advised that Southdowns will be taking readings during the noisiest part of the works to advise Syd Bishop and Sons on monitor positions.*
- *In June 2016, residents asked for monitors on their property. The team agreed to placing monitors on the boundary wall.*
  - *In July, residents explained they believed monitors should be placed within their properties. The applicant agreed to review the position of the monitors and suggested residents joined a meeting on-site with Southdowns and the Council. The meeting took place on 22<sup>nd</sup> August 2016. Southdowns and the Environmental Health Officer expressed they were happy with the mitigation measures. No residents attended the meeting but the comments were relayed to residents at the Community*

*Liaison Meeting that evening. The applicant explained that environmental monitoring experts will be visiting the site regularly to review the works and to advise on any improvements where possible.*

- *In September 2016, a resident explained that they did not believe the monitors were on the party wall as they could not see them. The applicant advised that there are three monitors on the party wall. The location of the monitors is audited by Southdowns.*
6. *The applicant has confirmed that the idea of working two hours on/off during the construction phase was discussed in the September 2016 meeting. It was suggested that alternating works to either side of the tower was preferable to two hours on/off. This would be a better solution to keep the development on schedule while offering appropriate nuisance mitigation for residents.*
  7. *In April 2016, a complaint was received regarding an operative behaving inappropriately by looking into residents' windows. The applicant has confirmed the contractor was subsequently removed from the site.*
    - *The applicant has confirmed the issue of behaviour on-site was discussed in October 2016. They attended to all complaints immediately and issue warnings to contractors. Following the discussion, a toolbox talk was held with the workers. Following this meeting, a further two operatives were removed from the site for poor behaviour.*
  8. *The applicant has confirmed that each of the 33 dwellings in Holland and Thurstan Dwellings received £150 of vouchers to be used at The Hoxton Hotel on High Holborn (very close to the application site).*
    - *In September 2016, the applicant advised that six residents who attended the meeting explained The Hoxton was not appropriate. The applicants offered to look at alternatives but the residents explained Holland and Thurstan Dwelling residents would prefer monetary compensation. The applicants explained this was not possible.*
    - *Other locations following residents' suggestions were investigated the applicants have confirmed. This includes Dragon Hall and the Seven Dials Club.*
    - *In November 2016, the vouchers for The Hoxton were cancelled. BNP Paribas Real Estate felt that an alternative provision of respite was not necessary as noisy demolition was now largely complete. It was explained that should noisy work exceed 75dB in the future, provision of respite will be considered.*
  9. *The applicants have confirmed that In June 2016, when demolition was underway, the residents expressed they were happy with the agreed position of the hoist. They commented that it was further away from their apartments than before.*
    - *For the period of construction, the team re-consulted the residents on the position of the hoist. It was explained that the hoist had been repositioned following consultation to mitigate against overlooking and undue noise.*

	<p>10. A 3 metre screen was initially erected.</p> <ul style="list-style-type: none"> <li>• The applicant has advised that screening possibilities were reviewed twice more following residents' suggestions. It was confirmed the residents' suggestion was not possible.</li> </ul> <p>11. The applicants have confirmed that they agreed to arrange cleaning after the podium demolition due to it being dusty work. During a period of heavy, dusty demolition, Syd Bishop and Sons carried out weekly inspections of dust on the adjacent residential balconies and cleaned the balconies as a gesture of good will.</p> <p>12. No noisy works on Saturday has been included in the draft Construction Management Plan (a new version is to be issued to the Council and will form part of this permission). If any disturbance is caused, the applicant is committed to stopping work.</p> <ul style="list-style-type: none"> <li>• The applicants agreed to not undertake noisy work before 9am.</li> <li>• In July 2016, dirty water and dust crossed the party wall into Holland and Thurstan Dwellings' realm. The applicants apologised and explained that a deep clean took place following this incident and those measures had been put in place to ensure it does not occur again.</li> </ul> <p>13. Dogs were brought in to secure the site following two-day occupancy of squatters in April 2015. There were complaints from neighbours about the dogs barking while they were kept on-site for security. BNP Paribas Real Estate's security team changed their methodology to keep the dogs in the basement when they were not needed for patrols to prevent barking causing a nuisance.</p> <p>14. Complaints from local residents were investigated immediately. Following reports from local residents of an increased number of mosquitos being present in the vicinity of site, Rentokil was appointed to carry out a site survey. Its survey showed there was no evidence that the site conditions were increasing the number of mosquitos in the area.</p> <p>15. The bays have been suspended due to safety reasons as vehicles must be able to turn safely into the site. The applicant is currently in discussions with Camden regarding parking bay suspensions.</p>
<p><b>CAAC/Local groups comments:</b></p>	<p>Covent Garden Community Association – No objection</p>

## Site Description

The site is located on the junction of Parker Street and Newton Street. It comprises a 14 storey building constructed in 1967.

The site is not listed, but is within the Covent Garden (Seven Dials) Conservation Area.

## Relevant History

**2014/0176/P** - Refurbishment and extension of existing building, including 2 storey roof extension and alterations to the external elevations, associated with change of use of upper floors from office (Class B1) to 46 residential units (Class C3), comprising 40 market (6 studio, 6x1, 18x2, 9x3 and 1x4 bed) and 6 intermediate (6x1 bed) units, together with change of use from drinking establishment (Class A4) at part ground and 1st floor level to office (Class B1). Demolition of existing 2 storey podium level of offices (Class B1) and erection of replacement 3 storey and basement building with 7 residential units (Class C3), comprising 7 social rent (3x2, 2x3 and 2x4 bed) units, various associated public realm works and ancillary service arrangements - *Granted 18/12/2015*.

**2015/2988/P** - Variation of condition 19 (development in accordance with approved plans) as granted under reference 2014/0176/P dated 18/12/14 for external alterations and creation of six additional flats - *Granted 15/12/2015*.

**2015/7192/P** - Details of design and method statement of foundations, basements and other ground & below ground structures, including piling, in consultation with London Underground (condition 12) and air quality dust monitoring regime during construction and demolition (condition 13) of planning permission 2015/2988 dated 15/12/2015 (variation of permission 2014/0176/P dated 18/12/2014 for refurbishment of existing building to convert to residential use) - *Granted 07/03/2015*.

**2015/6746/P** - Details of landscaping (condition 4) and lighting strategy (condition 15) of planning permission 2014/0176/P (dated 18/12/2014) and varied under permission 2015/2988/P (dated 15/12/2015) for the refurbishment and extension of existing building to provide 46 new dwellings and associated landscaping - *Granted 13/04/2016*.

**2015/7192/P** - Details of design and method statement of foundations, basements and other ground & below ground structures, including piling, in consultation with London Underground (condition 12) and air quality dust monitoring regime during construction and demolition (condition 13) of planning permission 2015/2988 dated 15/12/2015 (variation of permission 2014/0176/P dated 18/12/2014 for refurbishment of existing building to convert to residential use) - *Granted 07/03/2016*.

**2015/7249/P** - Variation of condition 19 (development in accordance with approved plans) and 6 (Details of green roof) as granted under reference 2014/0176/P (dated 18/12/14) and amended under reference 2015/2988/P (dated 15/12/2015) for refurbishment of existing building to convert to residential use. Namely to alter the approved façade to accommodate revised balcony design, to revise the internal layout of residential units and to install additional maintenance facilities at roof level - *Granted 06/06/2016*.

**2016/3884/P** - Details pursuant to Condition 2 (details/samples of materials) of planning permission 2015/7249/P for the refurbishment and extension of existing building to provide 46 new dwellings and associated landscaping - *Granted 24/10/2016*.



## Relevant policies

### **LDF Core Strategy and Development Policies**

- CS1 Distribution of growth
  - CS3 Other highly accessible areas
  - CS5 Managing the impact of growth and development
  - CS6 Providing quality homes
  - CS8 Promoting a successful and inclusive Camden economy
  - CS9 Achieving a successful Central London
  - CS10 Supporting community facilities and services
  - CS11 Promoting sustainable and efficient travel
  - CS14 Promoting high quality places and conserving our heritage
  - CS16 Improving Camden's health and well-being
- 
- DP1 Mixed use development
  - DP2 Making full use of Camden's capacity for housing
  - DP3 Contributions to the supply of affordable housing
  - DP5 Homes of different sizes
  - DP6 Lifetime homes and wheelchair homes
  - DP16 The transport implications of development
  - DP17 Walking, cycling and public transport
  - DP18 Parking standards and limiting the availability of car parking
  - 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 Securing high quality design
  - DP25 Conserving Camden's heritage
  - DP26 Managing the impact of development on occupiers and neighbours
  - DP28 Noise and vibration

## Assessment

### 1.0 Proposal:

- 1.1 Permission has previously been granted to convert an office tower to residential and to erect an adjacent block for affordable housing (see planning history above). Work is now underway on this scheme.
- 1.2 During construction it has been established that the number of larger units within the tower is unnecessary given high demand following the Brexit and a decline in the number of overseas buyers usually interested in these high value properties.
- 1.3 The developers therefore propose to alter the number and type of units as part of this application to ensure they can be marketed at a price more likely to ensure their sale.
- 1.4 The scheme would therefore see 1 x 3-bed unit removed to allow for 6 x 1-bed units to be created.

### 2.0 Assessment:

- 2.1 The scheme would see the number of 3-bed units reduced from 11 to 10, which allows for the total number of 1-bed units to be increased from 11 to 17. A number of units across the 6<sup>th</sup>, 7<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup> and 13<sup>th</sup> floors would be reduced in size to accommodate these changes.
- 2.2 The number of 2-bed units would remain at 24. Policy DP5 prioritises 2-bed market housing as 'very-high' and requires that a minimum of 40% of new dwellings are this size.
- 2.3 The scheme would see the percentage of 2-bed units within the scheme reduced from 52% to 47%; although not ideal it is still more than the policy requires. Furthermore, the proposal would result in only the loss of 1 x 3-bed unit which allows for an additional 6 x 1-bed units which are likely to better meet market demand and are more accessible to a wider range of potential purchasers.
- 2.4 The new flats would range in size from 53.1sqm (1-bed units) to 87.5sqm (2-bed units) and 115.5sqm (3-bed units). This fully complies with the nationally described space standards of 50sqm (1-bed), 70sqm (2-bed) and 86sqm (3-bed) and the proposed units would provide a satisfactory standard of accommodation for future occupiers.
- 2.5 As there is no increase in residential floorspace, it is not considered that there would be any trigger to provide additional affordable housing or contribution.
- 2.6 Given no significant external alterations to the approved scheme are proposed, the proposal would have no adverse impact on the amenity of neighbouring residential occupiers.
- 2.7 The approved scheme provides 60 cycle parking spaces (21 two-tier racks and 18 single racks); the proposed would replace 5 of the single stands with 5 double stands (giving 10 additional spaces). This is considered to provide an acceptable and policy compliant number of additional cycle stands.
- 2.8 The basement area of the extant approval allows for 14no. 1100L Eurobins and 4no. 660L Eurobins for both refuse and recycling storage. This is a good level of storage provision.
- 2.9 Given that this application is only for an additional 5 x 1 bed units, it is proposed to provide one 1100L Eurobin for general waste and one further 660L Eurobin for re-cycled waste. Both new containers fit within the approved waste storage area.

- 2.10 As with the extant approval, the estate management team will manage refuse and recycling storage to ensure that residents have suitable access to the storage. The management team will also ensure that waste is taken to the top of the car park ramp to ensure that pickup times are minimised and that the streetscape is not adversely affected.
- 2.11 The additional units would be car-free as per all the approved units within the tower and this will be secured by a variation to the S106 legal agreement.

### **3.0 Recommendation**

- 3.1 Grant Conditional Planning Permission subject to a Section 106 Legal Agreement.

#### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th February 2017, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Gerald Eve LLP  
72 Welbeck Street  
W1G 0AY

Application Ref: **2016/6606/P**

02 February 2017

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**Parker Tower**  
**43 Parker Street**  
**London**  
**WC2B 5PS**

**DECISION**  
Proposal: Variation of condition 19 (development in accordance with approved plans) as granted under reference 2014/0176/P (dated 18/12/14) and amended under reference 2015/2988/P (dated 15/12/2015) and 2015/7249/P (dated 06/06/2016) for refurbishment of existing building to convert to residential use. To alter the housing mix from 46 units to 51 units.

Drawing Nos:

Superseded

15125A-01P009B; 15125Ax06P1006A; 15125Ax07P1007A; 15125Ax11P1011A;  
15125Ax12P1012A; 15125Ax13P1013A; 15125Ax13P1014A

Proposed

768.1-1.001; 768.1-1.002; 768.1-1.003; 768.1-1.004; 768.1-1.005; 768.1-1.006; 768.1-1.007; 768.1-4.001; 768.1-4.002; 768.1-4.003; 768.1-4.004; 768.1-4.005; 768.1-4.006

## Approved

15125AxxxE1035; 15125AxxxE1036; 15125AxxxE1037; 15125Ax00P1000 A; 15125A-01P0009 B; 15125Ax02P1002 A; 15125Ax03P1003 A; 15125Ax04P1004 A; 15125Ax05P1005 A; 15125Ax08P1008 A; 15125Ax10P1010 A; 15125Ax00P1030; 15125Ax15P1015 A; 15125Ax00P1031; 15125Ax16P1016 A; 15125Ax01P1001 A; 15125AxP1043; 15125Ax00P1041; 15125Ax00P1046; 15125Ax00P1040; 15125AxxxS1019; 15125AxxxS1020 A; 15125AxxxS1021; 15125AxxxP1022; Design Statement (December 2015), Cover Letter (dated 23rd December).

## Existing

P\_B1\_JA12\_001 A; P\_B2\_JA12\_001; P\_00\_JA12\_001; P\_01\_JA12\_001; P\_02\_JA12\_001; P\_03\_JA12\_001; P\_04\_JA12\_001; P\_05\_JA12\_001; P\_06\_JA12\_001; P\_07\_JA12\_001; P\_08\_JA12\_001; P\_09\_JA12\_001; P\_10\_JA12\_001; P\_11\_JA12\_001; P\_12\_JA12\_001; P\_13\_JA12\_001; P\_RF\_JA12\_001; E\_E\_JA12\_001; E\_N\_JA12\_001; E\_S\_JA12\_001; E\_W\_JA12\_001; S\_AA\_JA12\_001 Rev \*; S\_BB\_JA12\_001 Rev \*; S\_EE\_JA12\_001 Section EE; S\_DD\_C645\_001; S\_EE\_JA12\_001 Section CC.

## Demolition Plans

P\_00\_JC20\_001; P\_01\_JC20\_001; P\_02\_JC20\_001; P\_03\_JC20\_001; P\_04\_JC20\_001; P\_05\_JC20\_001; P\_06\_JC20\_001; P\_07\_JC20\_001; P\_08\_JC20\_001; P\_09\_JC20\_001; P\_10\_JC20\_001; P\_11\_JC20\_001; P\_12\_JC20\_001; P\_13\_JC20\_001; P\_RF\_JC20\_001; E\_E\_JC20\_001; E\_N\_JC20\_001; E\_S\_JC20\_001; E\_W\_JC20\_001;

Design and Access Statement Rev A by Squire and Partners dated January 2014 (excluding plans); Design and Access Statement Addendum by Squire and Partners 02/05/14 (excluding plans); Design and Access Statement Addendum by Squire and Partners Rev C dated 18/09/14; Planning Statement by Turley Associates Ref NEWL2019 dated 03/01/14; Heritage Statement by Turley Associates, Ref NEWL2019 dated December 2013; Construction Method Statement Rev D04b

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

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

- 4 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.

- 5 Full details in respect of the green/brown roof(s) and green wall in the areas indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

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

- 6 The waste and recyclables storage and removal facility hereby approved shall be provided prior to the first occupation of any residential unit and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 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.

- 7 The approved cycle storage facilities providing 71 spaces shall be provided in their entirety prior to the first occupation of any of the residential units, and permanently retained thereafter.

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

- 8 Only the areas specifically shown on the plans hereby approved as external terraces/balconies shall be used for such purposes; and no other flat roofed areas shall be used as a roof terrace/balcony, and any access out onto these areas shall be for maintenance purposes only.

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

- 9 Prior to the first occupation of any residential unit details of the proposed CCTV strategy, including full location, design and management details of any proposed CCTV equipment, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented prior to the first occupation of any residential unit.

Reason: In order to seek to protect the amenity of occupiers from possible

instances of crime, fear of crime and anti-social behaviour and to safeguard the appearance of the premises and the character of the immediate area, in accordance with policies CS5, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Prior to first occupation of any residential unit hereby approved, confirmation of the necessary measures to secure a minimum of 5 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 of any residential unit 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.

- 11 The frosted glass and vertical fins, as shown on the plans hereby approved, shall be fully implemented in advance of the first occupation of the relevant residential unit and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises 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.

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

768.1-1.001; 768.1-1.002; 768.1-1.003; 768.1-1.004; 768.1-1.005; 768.1-1.006; 768.1-1.007; 768.1-4.001; 768.1-4.002; 768.1-4.003; 768.1-4.004; 768.1-4.005; 768.1-4.006; 15125AxxxE1035; 15125AxxxE1036; 15125AxxxE1037; 15125AxxxE1201 A; 15125AxxxE1202 A; 15125AxxxE1203 A; 15125AxxxE1204 A; 15125Ax00P1000 A; 15125Ax02P1002 A; 15125Ax03P1003 A; 15125Ax04P1004 A; 15125Ax05P1005 A; 15125Ax08P1008 A; 15125Ax09P1009 A; 15125Ax10P1010 A; 15125Ax00P1030; 15125Ax15P1015 A; 15125Ax00P1031; 15125Ax16P1016 A; 15125Ax01P1001 A; 15125AxP1043; 15125Ax00P1041; 15125Ax00P1046; 15125Ax00P1040; 15125AxxxS1019; 15125AxxxS1020 A; 15125AxxxS1021; 15125AxxxP1022; Design Statement (December 2015), Cover Letter (dated 23rd December); Design and Access Statement Rev A by Squire and Partners dated January 2014 (excluding plans); Design and Access Statement Addendum by Squire and Partners dated 02/05/14 (excluding plans); Design and Access Statement Addendum by Squire and Partners Rev C dated 18/09/14; Planning Statement by Turley Associates Ref NEWL2019 dated 03/01/14; Heritage Statement by Turley Associates, Ref NEWL2019 dated December 2013; Construction Method Statement Rev D04 by Madigan Gill dated 03/01/14; Acoustic, Noise and Vibration Report by Sandy Brown Associates LLP Version E Ref 12282-R02-E dated 28/04/14; Air Quality Assessment by Air Quality Consultants Ref J1865/1/F1 dated 11/12/13; Community Involvement Report by Your Shout dated December 2013; Pedestrian Level Wind Microclimate Assessment Desk Study by RWDI Ref 140441D-Final dated 24/12/2013; Energy Statement by Atelier Ten Rev 04 dated 01/05/14;



Code for Sustainable Homes and BREEAM Pre-Assessments by Atelier Ten Rev 05 dated 01/05/14; Daylight, Sunlight and Overshadowing Report by Deloitte, as received 06/05/14; Affordable Housing Statement by GL Hearn dated 03/01/14; Interim Travel Plan by Curtains Ref TPLO1053/ITP dated December 2013; Transport Statement by Curtains Ref TPLO1053TS dated December 2013; Transport Statement - Addendum by Curtains as received 06/05/14; Technical note on the study of Light Pollution in relation to residential accommodation by GIA dated 03/11/2013; G6179/RWF/CEG/MWA, dated 12/02/14; Note on DP13 received 17/02/14; Letter from Aegis dated 17/12/12; Letter from Aegis dated 17/12/13; Letter from Ark dated 03/03/14; Letter from Turley dated 02/05/14 as received 06/05/14; Letter from GL Hearn Ref BR1/165775/010514 - AHS dated 01/05/14; Letter from Turley dated 20/05/14; Letter from Turley dated 30/07/14; and Letter from a2 dominion dated 30/07/14;

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

#### Informatives:

- 1 You are advised that in relation to condition 1, for the purposes of this approval under Section 73 of the 1990 Act, the 3 year time period for implementation commences with the date of the original decision (and not this variation).
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email [env.health@camden.gov.uk](mailto:env.health@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable

purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

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

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

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 5 You are advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods.
- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 7 This permission is granted without prejudice to the possibility of being required to obtain consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [planning@camden.gov.uk](mailto:planning@camden.gov.uk).
- 8 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 9 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 10 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 11 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.

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

Yours faithfully

Supporting Communities Directorate

**DRAFT**

**DECISION**