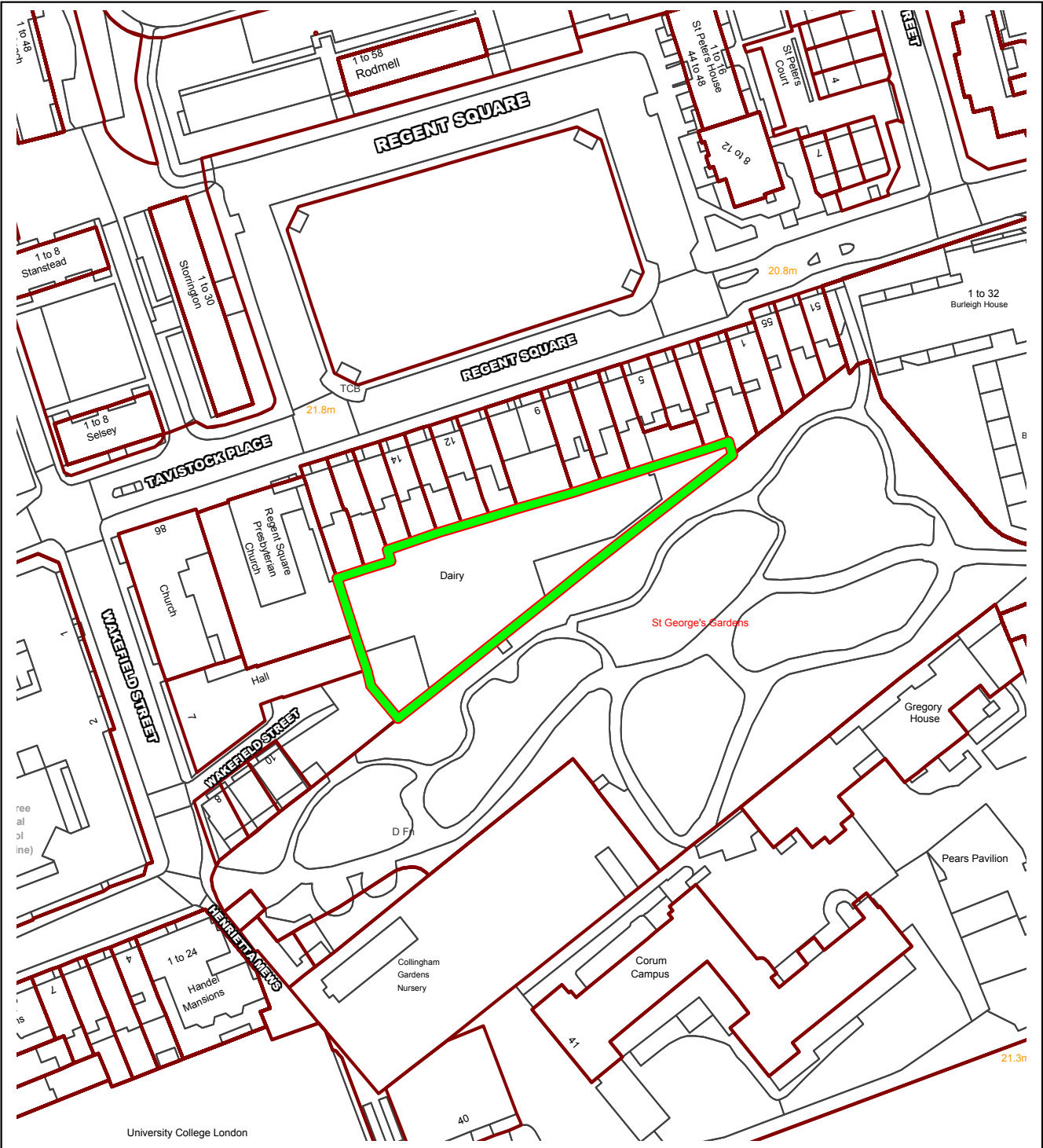


2017/2950/P – The Old Dairy, 7 Wakefield St





1. Site looking north ^



2. Site looking west ^

| | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------|-------------------------------------|--------------------------------------|-------------------|
| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | 19/07/2017 |
| | | N/A / attached | | Consultation Expiry Date: | 07/07/2017 |
| Officer | | | Application Number(s) | | |
| Kristina Smith | | | 2017/2950/P | | |
| Application Address | | | Drawing Numbers | | |
| 7 Wakefield Street London WC1N 1PG | | | Refer to draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Variation of condition 25 (development in accordance with approved plans) of planning permission 2011/6032/P dated 14/03/2012 (as further amended by 2015/0825/P dated 19/10/2015) for 'redevelopment of site to provide a mixed residential/ commercial development in 2 blocks', namely to allow conversion of 5 originally approved houses to 13 new flats and associated minor external alterations; reconfigured roof terraces; enlarged cycle and refuse stores in communal yard; and provision of an additional 26 sqm (GIA) of Class B1 business floorspace. | | | | | |
| Recommendation(s): | | Grant conditional permission subject to a deed of variation of S106 | | | |
| Application Type: | | Variation or Removal of Condition(s) | | | |

| | | | | |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | |
| Informatives: | | | | |
| Consultations | | | | |
| Adjoining Occupiers: | No. of responses | 04 | No. of objections | 04 |
| Summary of consultation responses: | <p><u>Objections have been received from Flat 5, St. Peters House, 46 Regent Square; Flat 2, 8 Regent Square; Flat A, 6 Regent Square; and 10 Wakefield Street objected on the following grounds:</u></p> <ul style="list-style-type: none"> Heavy traffic will result and increase likelihood of accidents to school children. <p><i>Officer response: See section 6 of report</i></p> <ul style="list-style-type: none"> Proposals represent a very significant change to the original scheme and amount to serious over-development of a very sensitive site. <p><i>Officer response: See section 1.1 of report</i></p> <ul style="list-style-type: none"> CMP does not respond to the inability of the trucks to turn on site which will lead to noisily reverse in or out of the site which is concerning given narrow site entrance is narrow, existing extensive traffic, and proximity to nursery. <p><i>Officer response: See section 6.2 of report</i></p> <ul style="list-style-type: none"> Site security will be severely compromised due to removal of hoarding. Could lead to anti-social behaviour. <p><i>Officer response: The security of the site during construction is not a material planning consideration.</i></p> <ul style="list-style-type: none"> The increase in the residential and commercial floorspace will disturb local residents and add pressures to local amenities <p><i>Officer response: See section 2 and 7 of the report.</i></p> <ul style="list-style-type: none"> Unsure why flats as opposed to family-sized housing is being proposed <p><i>Officer response: See section 1.1 and 2 of report</i></p> | | | |
| CAAC/Local groups* comments: *Please Specify | <p><u>No response received from Bloomsbury CAAC</u></p> | | | |

Site Description

The site is a long triangular shaped one, approx. 0.2 ha in size, with an entrance from a narrow mews access way off Wakefield Street adjoining no.7. It contains a vacant warehouse, comprising a linked row of 3 double-pitched roofed and 1 flat-roofed elements, covering almost the whole site; it has a yard and car parking at the front and a small yard at the rear. Part of the access way, which is technically public highway but currently blocked off by unauthorised entrance gates, bounds the northern side of the western spur of the site. The site, along with the separately owned frontage site to the west, was previously used as a dairy depot until about 5 years ago and has a lawful use as Class B8.

The site is bounded by the rear gardens of no's 1-17 Regents Square to the north and St Georges Gardens to the south. To the northwest and west of the site are the Regent Square URC church and Buddhist centre respectively. To the west between the application site and Wakefield Street itself was a small vacant site (previously part of the depot) but has now been redeveloped for 3 new houses following a recent permission.

The Regent Square properties are 5 storey Grade 2 listed buildings all facing due south with views from upper floors to the Gardens. St Georges Gardens is a Grade 2* registered park of special interest and has numerous listed structures and memorials within it. The boundary wall between the Gardens and application site is also Grade 2* listed. The site lies within the Bloomsbury Conservation Area.

Relevant History

2011/6032/P - Redevelopment of site to provide a mixed residential/commercial development in 2 blocks, comprising: 1102 sqm business space (Class B1) in 2x basement and 2 storey units at western end of site; 5 dwellinghouses (Class C3) in 5x basement and 2 storey units at eastern end of site, comprising of 1x 2-bedroom house with garden and 4x 3bedroomhouses with roof terraces; plus associated landscaping, courtyard servicing and vehicular access from Wakefield Street, and retention of existing northern boundary wall and gable end walls of warehouse adjoining Regent Square. **Granted subject to S106 14/03/12**

Also associated CAC ref. 2011/6033/C for demolition of warehouse and LBC ref. 2011/6035/L for works to listed wall.

Works started on site in March 2015 to partially implement the permission and consents.

2015/0825/P - Variation of condition 25 (requiring development to be carried out in accordance with approved plans) attached to planning permission reference 2011/6032/P dated 14/03/12 (for redevelopment of site to provide a mixed residential/commercial development in 2 blocks, comprising Class B1 business space in two basement and 2 storey units at western end of site; five Class C3 dwellinghouses in basement and 2 storey units at eastern end of site; plus associated landscaping, courtyard servicing and vehicular access from Wakefield Street, and retention of existing northern boundary wall and gable end walls of warehouse adjoining Regent Square), namely to allow (as a Minor Material Amendment) change of use from 3 approved houses in centre of site to 8 new flats plus additional windows on rear and front facades, 3 reconfigured roof terraces, and associated enlarged cycle and refuse stores in communal yard. **Granted subject to Deed of Variation of S106 19/10/2015**

2011/0339/P - Redevelopment of site following demolition of existing warehouse to provide a mixed residential/commercial development, comprising: 1279 sqm Class B1 office space at basement and

ground floors; 1542 sqm Class C3 residential space, arranged as 3 blocks above the commercial space at 1st and 2nd floors plus roof terraces (comprising 3x 2 bed and 2x 3 bed flats), a 2 storey 3 bed house at the eastern end and a separate 2 storey plus basement block of 2 x 2 bed houses (with roof terraces) at the western end; plus associated plant rooms, relocated substation, landscaping and courtyard servicing and vehicular access from Wakefield Street. **Refused 05/07/11**

The reasons for refusal were, to summarise: the scale, bulk and massing of the proposed development and its response to the setting, character and distinctiveness of the adjacent Gr II* listed St Georges Gardens; the design and size of windows and impact on actual and perceived overlooking of St Georges Gardens; and the absence of a legal agreement seeking various contributions, car-free housing, energy strategy, a CMP, a local labour and procurement agreement.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

The Camden Local Plan was adopted on 3rd July 2017. The relevant policies to the application are:

- G1 Delivery and location of growth
- H1 Maximising housing supply
- H6 Housing choice and mix
- H7 Large and small homes
- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development
- T4 Sustainable movement of goods and materials
- DM1 Delivery and monitoring

Camden Planning Guidance

- CPG 1 - Design
- CPG2 - Housing
- CPG3 - Sustainability
- CPG6 - Amenity
- CPG7 - Transport
- CPG8 – Planning Obligations

Bloomsbury Conservation Area Appraisal and Management Strategy 2011 (CAAMS)

Assessment

1. Background

1.1 The proposal is essentially amending the approved 2012 scheme in terms of its mix of housing. The approved scheme has 5 dwellinghouses and 2 separate business units. The applicants have decided to vary the housing element to make the scheme more viable as apparently the approved houses are difficult to sell on account of their size, which in some cases are excessively spacious for this area and inner urban context. The revised scheme thus introduces smaller flats in part of the housing element to create a more varied mix, resulting in a total number of 13 units comprising 2 houses (as originally consented) and 11 flats. The changes are all internal with only a few minor changes in fenestration. The external form, bulk and design, layout, floorspace and business element of the approved scheme otherwise remain exactly the same as before.

1.2 The issues in the assessment of the application are:

- landuse and unit mix;
- quality of residential accommodation;
- design and heritage;
- amenity impact;
- transport implications;
- public open space;
- sustainability.

2.0 Landuse and unit mix

Residential

2.1 Policy H1 (Maximising housing delivery) seeks to make the best use of sites to deliver housing. It is considered that the proposal seeks to increase the density of the site whilst respecting local character and it is therefore in accordance with H1.

2.2 It is proposed that the internal layout of the two eastern townhouses remains very similar to originally approved whilst the three houses in the western section of the site are sub-divided into flats, in the following arrangement:

Flat A – 2 bed unit at lower ground floor level
Flat B - 2 bed unit at lower ground floor level
Flat C - 2 bed unit at lower ground floor level
Flat D - 2 bed unit at ground floor level
Flat E - 2 bed unit at ground floor level
Flat F - 2 bed unit at ground floor level
Flat G - 2 bed duplex unit at lower ground and ground floor level
Flat H – 2 bed unit at first floor level
Flat I - 2 bed unit at first floor level
Flat J - 2 bed unit at first floor level
Flat K – 1 bed unit at first floor level

2.3 The overall mix would therefore be 2 x 3-beds; 10 x 2-beds; and 1 x 1-bed. The dwelling size priorities of policy H4 regard both 2 and 3 bed units as high priority whilst 1-bed units are lower priority. Whilst the proposal results in a loss of two 3-bed units compared to the original permission, there would be an increase of nine 2-bed units. The proposed unit mix is therefore considered acceptable and in accordance with H4.

2.4 An increased affordable housing contribution beyond what was secured under the original application has not been sought. This is because the assessment cannot review all planning considerations related to the original application again, and can only assess the changes. The change here relates to the increased number of units from 5 to 13 but because this is being achieved by the reconfiguration of approved units rather than an increase in the bulk of the development, there is no additional floorspace being created which is required to trigger affordable housing contribution under policy H4.

Commercial

2.5 Following changes to the technical design, a marginal increase of 26 sqm (GIA) in office floorspace is proposed at basement level. Although minor, the increase in floorspace would nevertheless be supported by policy E2 which seeks to encourage employment floorspace in the Central London area.

3.0 Quality of residential accommodation

3.1 The amendments to the internal layout associated with the creation of additional units would change the size of the previously approved houses; however, each unit would still comfortably satisfy the minimum space standards outlined in nationally described space standards.

3.2 Although 3 units will be located at lower ground floor level and lit by courtyards to the front and rear, all habitable rooms in the proposed development exceed the Average Daylight Factor targets as set out in BRE guidelines and are therefore expected to receive adequate daylight.

3.3 10 of the 13 units will have private amenity space. The three units that do not have any private amenity space (private garden, terrace or balcony) are all 2-bed flats (Flats D, E & F). Although this is not ideal it is acknowledged that St George's Communal Gardens is located adjacent to the development site and can provide amenity space for those units that are without private amenity space, as well as other occupiers.

3.4 All units will be designed to meet Building Regulation M4(2) with two units (Flats D & E) designed to meet M4(3) with level access provided via a platform lift. This is in accordance with policy H6 of the Camden Local Plan 2017 which requires 10% of new homes to be suitable for occupation by a wheelchair user or easily adapted for occupation.

4.0 Design and impact on conservation area

4.1 The notable proposed design changes include several alterations to the fenestration, a small reduction to the massing in the middle section at the rear, and several realignments to the building line at lower ground floor level only, all in association with the revised internal room layouts. These changes are considered to be minor amendments that would not affect the character or appearance of the development and the Council's Design and Conservation officer is satisfied that the high quality design principles of the original permission have been brought forward to this application.

5.0 Amenity

5.1 The original permission includes 5 inset roof terraces and it is proposed to reconfigure these slightly as part of this application. The setbacks from the front and rear elevations will remain similar to the approved situation and will not lead to any further overlooking. There is also no overlooking resulting from the amendments to the position of the windows. There are no impacts on light or outlook as the form and height of the whole scheme remains the same as approved.

6.0 Transport implications

6.1 All 13 residential dwellings will be car free in accordance with Policy T2. This will be secured by a s.106 legal agreement and would ensure that there is no additional on-street parking stress. The proposal includes 40 cycling spaces for residential, commercial and visitors which is compliant with the minimum requirements of the London Plan.

6.2 The CMP associated with the original permission is currently under review and will be revised in light of the amended scheme. Although a draft has been submitted as part of this application, this will need to be reviewed by officers in Highways to ensure it appropriately addresses the particular issues of the site including increase in number of flats within the development. This will be secured by a deed of variation to the original s.106 legal agreement.

6.3 A financial contribution for highway works in association with construction damage has already been secured as a S106 planning obligation against the approved scheme 2011/6032/P. The proposal would not be considered to require further revisions to this contribution figure.

7.0 Other Considerations

7.1 As the number of dwellings now exceeds 10 units, a public open space contribution will be secured as an additional head of term to the original s.106 legal agreement. The public open space cannot be provided on site due to space constraints. Based on the guidance in CPG6 (Amenity) the contribution has been calculated at £18,491.

7.2 The Council's Sustainability Officer has reviewed the energy statement submitted and is satisfied the proposal is policy compliant. As the Lifetime Homes standard is no longer a national requirement, the condition requiring lifetime homes fixtures and fittings will be replaced with conditions relating to water usage and wheelchair accessibility.

7.3 At basement level there is a minor change in methodology relating to the piling. This has been outlined in an addendum to the basement design statement which concludes that the revised basement methodology does not further affect any issues relating to ground water, hydrology or land stability.

8.0 Recommendation

8.1 Grant Conditional Planning Permission subject to a Section 106 Deed of Variation.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th July 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 and search for 'Members Briefing'.

Indigo Planning
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Application Ref: **2017/2950/P**

27 July 2017

Dear Sir/Madam

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:
**7 Wakefield Street
London
WC1N 1PG**

Proposal:
Variation of condition 25 (development in accordance with approved plans) of planning permission 2011/6032/P dated 14/03/2012 (as further amended by 2015/0825/P dated 19/10/2015) for 'redevelopment of site to provide a mixed residential/ commercial development in 2 blocks', namely to allow conversion of 5 originally approved houses to 13 new flats and associated minor external alterations; reconfigured roof terraces; enlarged cycle and refuse stores in communal yard; and provision of an additional 26 sqm (GIA) of Class B1 business floorspace.

Drawing Nos:

Superseded Plans: 1250-11-2C, 3C, 4C, 5B; 1250-12-1B, 2A; 1250-13-2B, 4B (all plans dated 10.02.2012)

New drawings: 1250-11-002-PA02; 1250-11-003-PA02; 1250-11-004-PA02; 1250-11-005-PA02; 1250-12-001-PA02; 1250-12-002-PA02; 1250-12-003-PA01; 1250-12-004-PA01; 1250-13-001-PA02; 1250-13-002-PA02; 1250-13-003-PA02; 1250-13-004-PA02; 1250-13-006-PA02

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.

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.25 of planning permission 2011/6032/P shall be replaced with the following condition:

REPLACEMENT CONDITION 25

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 1250-10-01; 1250-10-02; 1250-10-03, 1250-10-04; 1250-10-05; 1250-10-06; 1250-11-002-PA02; 1250-11-003-PA02; 1250-11-004-PA02; 1250-11-005-PA02; 1250-12-001-PA02; 1250-12-002-PA02; 1250-12-003-PA01; 1250-12-004-PA01; 1250-13-001-PA02; 1250-13-002-PA02; 1250-13-003-PA02; 1250-13-004-PA02; 1250-13-006-PA02; Cover Letter from Indigo dated 19 May 2017; Energy Statement prepared by Michael Popper dated 18th May 2017; Daylight and Sunlight assessment prepared by Michael Popper dated 18th May 2017; Planning statement prepared by Indigo dated May 2017; Transport statement prepared by Cudworth Limited dated May 2017; Design & Access Statement Addendum prepared by Stanhope Gate dated May 2017; Addendum To Basement Design Statement and Report on the Structural Implications of the Proposed Development on St George's Garden Boundary Wall dated May 2017; Planning, Design and Access Statement dated January 2011; Report on the Implications of the Proposed Development on St. Georges Garden Boundary Wall dated December 2010; Environmental Noise Survey & PPG24 Assessment report dated December 2010; Arboricultural Report dated December 2010; Affordable Housing Statement dated February 2011; Heritage Assessment dated November 2009; Lifetime Homes Compliance checklist; Sustainability Strategy dated December 2010; letter from Tibbalds dated 21st April 2011 and Appendices regarding basement design issues

- 2 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

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

- 3 The details of the doors, windows (including metal louvres), screens, balustrades, staircase hatches, facade metal cladding and other architectural features, at a scale of 1:20, and details of samples of all facing materials to be used on the buildings shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017

- 4 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 Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017

- 5 A sample panel of the facing brickwork to be used on all elevations of the entrance Block 1, demonstrating the proposed colour, texture, face-bond and pointing, shall be provided on site and approved by the Council 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 shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all open areas (including the proposed house patios and roof terraces), including details of the proposed private footway on the northern side of Block 1, have been submitted to and approved by the Council. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy A1 of the Camden Local Plan 2017

- 7 All hard and soft landscaping works shall be carried out to a reasonable standard 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, 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 Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 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 to the satisfaction of the Council and such construction work shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction".

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

- 9 1.7 metre high privacy screens, details of which shall have been submitted to and approved by the Council, shall be erected on the northern sides facing Regent Square of all the inset roof terraces prior to commencement of their use and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 of the Camden Local Plan 2017.

- 10 Details as approved under application 2015/0257/P dated 13/03/2015 of a structural method statement of the method of securing the protection during construction works and permanent retention thereafter of the northern boundary walls and gable ends of the existing warehouse adjoining Regent Square shall be implemented in accordance with the approved details. No works of demolition shall be carried out other than in accordance with the approved method statement.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to safeguard the amenities of adjoining premises, in accordance with the requirements of policies A1, D1 and D2 of the Camden Local Plan 2017.

- 11 No music shall be played on the Class B1 premises in such a way as to be audible within any adjoining premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 and A4 of the Camden Local Plan 2017.

- 12 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 A1 and A4 of the Camden Local Plan 2017.

- 13 Details of any proposed ventilation and extraction plant for the Class B1 premises, including details of sound attenuation for any necessary plant, shall be submitted to and approved by the Council before occupation of the commercial units.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 and A4 of the Camden Local Plan 2017.

- 14 Before the development commences, details of the location, design and method of waste storage and removal (including recycled materials) shall be submitted to and approved by the Council and the approved facility shall therefore be provided prior to the first occupation of any of the new units and permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CC5 of the Camden Local Plan 2017.

- 15 Details as approved under application 2014/7816/P dated 13/03/2015 of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be carried out in accordance with the approved details.

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 A1 of the Camden Local Plan 2017.

- 16 No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the site.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy A1, T3 and T4 of the Camden Local Plan 2017.

- 17 Before the development is occupied the servicing and manoeuvring area within the site shall be clearly marked out in an appropriate surface treatment stating "No Parking". Thereafter, at no time shall any goods, vehicles, plant equipment or other obstruction be left in this area and the markings shall be permanently maintained and retained unless prior written consent is given by the Council.

Reason: In order to satisfactorily provide for the turning of vehicles within the site and in the interests of highways and pedestrian safety in accordance with policies A1, T3 and T4 of the Camden Local Plan 2017.

- 18 Notwithstanding the details show on the drawings hereby approved, before the development commences, details of the proposed cycle storage area for 40 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

- 19 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out to the dwellinghouses without the grant of planning permission having first been obtained from the Council.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies A1, D1 and D2 of the Camden Local Plan 2017.

- 20 Details as approved under application 2014/7896/P dated 14/03/2012 of a programme of archaeological investigation shall be implemented in accordance with the approved details. The development shall only take place in accordance with the detailed scheme approved with this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policies D1, D2 and C6 of the Camden Local Plan 2017.

- 21 Prior to first occupation of the development, a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained and maintained, unless prior written permission is given by the local planning authority.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy A3 of the Camden Local Plan 2017.

- 22 Full details in respect of all proposed green and brown roofs 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 A3 of the Camden Local Plan 2017.

- 23 Details of security measures to be used on the site to achieve Secured by Design status, such as CCTV cameras, lighting, entrance gates, fencing etc, shall be submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to ensure the scheme incorporates appropriate community safety measures, in accordance with the requirements of policies D1 and C5 of the Camden Local Plan 2017.

- 24 No works should be carried out to the trees in St Georges Gardens without agreement with the Council's Arboricultural Services section regarding the nominated tree surgeon, scheduling and payment if necessary.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy A2 and A3 of the Camden Local Plan 2017.

- 25 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 26 Units A-C; F-K; House 1; and House 2 as indicated on plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy H6 of the Camden Local Plan 2017.

- 27 Units D + E, as indicated on the plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (3) Wheelchair Accessible Homes. Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy H6 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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.
- 3 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.
- 4 You are advised that Thames Water requests that the developer incorporates suitable measures to deal with surface water drainage and sewage during storm conditions. You should contact Thames Water Developer Services on 0845-850-2777 for more information.
- 5 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 6 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.
- 7 This permission is granted without prejudice to the necessity of obtaining 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 or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@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 You are advised that the Council will not necessarily look favourably on requests by future occupants of the houses hereby approved to prune or fell the adjoining trees in St Georges Gardens on account of possible complaints arising from shade or perceived loss of light from these trees.
- 10 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

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

DECISION