

Supplementary Information for Planning Committee

06 July 2017

Agenda Item: 8
Application Numbers: 2016/6356/P
Address: Rear of 1-3 Britannia Street, London, WC1X 9BN

Paragraph 6.46 incorrectly states the existing and proposed height of the building, and reads:

The existing building at the application site measures a maximum height of 6.7m to the top of the pitched roof, whereas the replacement building would measure up to 8.8m (above ground level). This would measure an additional 1.1m.

This shall be amended to read:

The existing building at the application site measures a maximum height of 6.8m to the top of the pitched roof, whereas the replacement building would measure up to 8.7m (above ground level). This would measure an additional 1.9m.

Which is still considered acceptable.

Condition 11 shall be amended to change the trigger:

Prior to commencement of the development (**other than demolition of existing building**), full details of the sustainable drainage system including 142m² green roof (with attenuation layer) and 3.75m³ below ground attenuation, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate maximum site run-off rate of 5 l/s. Details shall include a lifetime maintenance plan, and shall thereafter retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 and CC4 of the Camden Local Plan 2017.

Condition 13 shall be amended to change the trigger:

Prior to commencement (**other than demolition of existing building**), detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy CC1 of the Camden Local Plan 2017.

Condition 14 shall be amended to change the trigger:

Prior to commencement (**other than demolition of existing building**) of development full details of a biodiverse, substrate-based extensive living roof shall be submitted to and approved in writing by the local planning authority. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m². The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies CC1, CC2, CC3 and CC4 of the Camden Local Plan 2017.

Condition 5 shall be removed and replaced with the following 3 conditions as recommended by the Council's Contaminated Land Officer:

At least 28 days before the development hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

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.

Before development commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

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.

Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

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 Camden Local Plan.

Proposed visual of south east elevation shown on pages 46, 48 and 52 should be amended with the following to take account of the revisions to the plant enclosure:



ENDS