

APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990

Appeal Site: Bangor Wharf, Georgiana Street, NW1 0QS

Appellant: 1 Housing Group

Respondent: London Borough of Camden

PINS Reference: APP/X521/W/16/3165200

LPA Reference: 2016/1117/P

INDEX OF CORE DOCUMENTS

TAB A - STATEMENT OF COMMON GROUND

- A Statement of Common Ground
- A 1 Appendix 1 - Wheelchair Apartment Types
- A 2 Appendix 2 - Arboricultural Implications Assessment
- A 3 Appendix 3 - Breeam Pre-Assessment
- A 4 Appendix 4 - Breeam Pre-Assessment Estimator
- A 5 Appendix 5 - Breeam Assessment Tracker
- A 6 Appendix 6 - Water Efficiency Calculator

TAB B - DECISION NOTICE AND REASONS FOR REFUSAL

- B 1 Decision notice, dated 17th June 2016
- B 2 Officer's report

TAB C - THIRD PARTY COMMENTS

- C 1 Consultation Responses
- C 2 Additional Comments

TAB D – DOCUMENTS TO BE CONSIDERED AS PART OF THE APPEAL

- D 1 Planning applications forms, including completed ownership and article 12 agricultural holdings certificates
- D 2 Site location plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north
- D 3 CIL forms
- D 4 Design and access statement, prepared by TM Architects
- D 5 Heritage and townscape appraisal, prepared by Kevin Murphy Associates
- D 6 Transport statement and travel, prepared by Vectos
- D 7 Daylight & sunlight assessment, prepared by CHP Surveyors
- D 8 Preliminary ecological assessment, prepared by Wardell Armstrong
- D 9 Arboricultural implications assessment, prepared by broad oak tree consultants
- D 10 Statement of community involvement, prepared by Curtin & Co
- D 11 Flood risk assessment & sustainable drainage strategy, prepared by Conisbee
- D 12 Environmental noise & vibration assessment planning report, prepared by Sharpes Redmore
- D 13 Verified views, prepared by Soluis
- D 14 Ground investigation report incorporating land contamination report, prepared by GEA
- D 15 Affordable housing statement, prepared by GL Hearn
- D 16 Air quality assessment, prepared by Mayer Brown
- D 17 Energy & sustainability assessment, Couch Perry Wilkes
- D 18 Planning statement, prepared by Spenthorpe Ltd
- D 19 Viability assessment, prepared by BNP Paribas (February 2016)
- D 20 Viability Assessment Addendum BNP Paribas (23 March 2016)
- D 21 Viability Assessment Addendum BNP Paribas (18 May 2016)

E - DRAWINGS AND PLANS

- E 1 194/PL01/P2 Site Location Plan, TMA
- E 2 194/PL02/P2 Existing Site Plan, TMA
- E 3 194/PL03/P2 Existing Building Elevations and Sections, TMA
- E 4 194/PL04/P2 Proposed Site Layout, TMA
- E 5 194/PL05/P3 Proposed Ground Floor Plan, TMA
- E 6 194/PL06/P3 Proposed First Floor Plan, TMA
- E 7 194/PL07/P3 Proposed Second Floor Plan, TMA
- E 8 194/PL08/P3 Proposed Third Floor Plan, TMA
- E 9 194/PL09/P3 Proposed Fourth Floor Plan, TMA
- E 10 194/PL10/P3 Proposed Fifth Floor Plan, TMA
- E 11 194/PL11/P3 Proposed Roof Plan, TMA
- E 12 194/PL12/P3 Proposed Elevations sheet 1, TMA
- E 13 194/PL13/P3 Proposed Elevations sheet 2, TMA
- E 14 194/PL14/P3 Proposed Elevations sheet 3, TMA
- E 15 194/PL15/P2 Proposed Sections, TMA; and
- E 16 194/PL16/P2 Landscape Proposals, TMA
- E 17 194/PL101/P2 Building Demolition Plans, TMA; and

E 18 194/PL102/P2 Building Demolition Elevations & Sections, TMA

F - POLICY AND OTHER RELEVANT DOCUMENTS

F 1 NPPF

F 2 London Plan 2016 (March 2016)

Supplementary Planning Guidance (SPG) to the London Plan 2016

F 3 Housing SPG (March 2016)

F 4 Affordable Housing and Viability (August 2017)

Supplementary Planning Guidance (SPG) to the London Plan 2011

F 5 Character and Context (June 2014)

F 6 Sustainable Design and Construction (April 2014)

F 7 Homes for Londoners Affordable Homes Programme 2016-21 Funding Guidance (November 2016)

F 8 London Plan Annual Monitoring Report 2015/2016, Published July 2017

18

F 9 Camden Local Plan 2017 (July 2017)

F 10 Camden Site Allocations Local Development Document 2013

Camden Planning Guidance

F 11 CPG1 (Design) (July 2015)

F 12 CPG2 (Housing) (May 2016)

F 13 CPG3 (Sustainability) (July 2015)

F 14 CPG5 (Town Centres, Retail and Employment) (2013)

F 15 CPG6 (Amenity) (2011)

F 16 CPG7 (Transport) (2011)

F 17 CPG8 (Planning Obligations) (July 2015)

F 18 Camden Intermediate Housing Strategy (HASC/2016/08) (April 2016)

F 19 London Borough Camden Annual Monitoring Report 2014/15

F 20 Regents Canal Conservation Area Appraisal and Management Strategy (September 2008)

F 21 BRE: Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice (2nd Edition, 2011)

F 22 DCLG Guidance on Rents for Social Housing (May 2014)

F 23 HCA Employment Density Guide 2015

H - APPELLANT'S STATEMENT OF CASE

- H Appellant's Statement of Case
- H 1 Appendix 1
- H 2 Appendix 2
- H 3 Appendix 3
- H 4 Appendix 4

I - LPA'S STATEMENT OF CASE

- LPA's Statement of Case
- I 1 Appendix 1 - Proposed Planning Conditions
- I 2 Appendix 2 - Delegated Report (Duplicate of D1)
- I 3 Appendix 3 - Decision Notice (Duplicate of D2)
- I 4 Appendix 4 - Site Allocations Document - Site 35 Bangor Wharf
- I 5 Appendix 5 - Outlook and Daylight Diagrams
- I 6 Appendix 6 - Camden Design Review Panel Report 12 August 2016
- I 7 Appendix 7 - Viability Review 30.05.16
- I 8 Appendix 8 - BPS Viability Review 10.07.17
- I 9 Appendix 9 - Regent's Canal CAAMS
- I 10 Appendix 10 - Office to Residential Permitted Development Rights Impact Study 22.07.14
- I 11 Appendix 11 - BNP Paribas Viability Assessment Addendum 10.05.17

J - SECTION 106 AGREEMENT

- J 1 Section 106 Agreement
- J 2 Appendices

K - PRE-APPLICATION FEEDBACK

- K 1 London Borough of Camden Pre-Application Feedback (undated, following meeting on 10 June 2014)
- K 2 London Borough Camden Pre-Application Feedback, dated 2nd April 2015
- K 3 London Borough Camden Pre-Application Feedback, dated 23rd December 2015
- K 4 E-mail dated 7th April 2016 from Jonathan McClue to Chris Pittock