

SUBSIDISED WORKSPACE

PLAN 1

REV	DATE
27/09/17	

CONSULTANTS	CLIENT
ARCHITECTS: ALLFORD HALL MONAGHAN MORRIS CONTRACTOR: BUNDELMAN-POWELL-TRUD STRUCTURAL ENGINEER: ECKERSLEY O'CALLAGHAN SERVICES ENGINEER: MITI LTD. COST CONSULTANT: ENERGE PRODUCT MANAGER: OVA SECOND LONDON WALL ACQUISITION CONSULTANT: IAN TUCKER ASSOCIATES SPECIALIST CONSULTANT:	156-164 GRAYS INN ROAD / PANTHER HOUSE

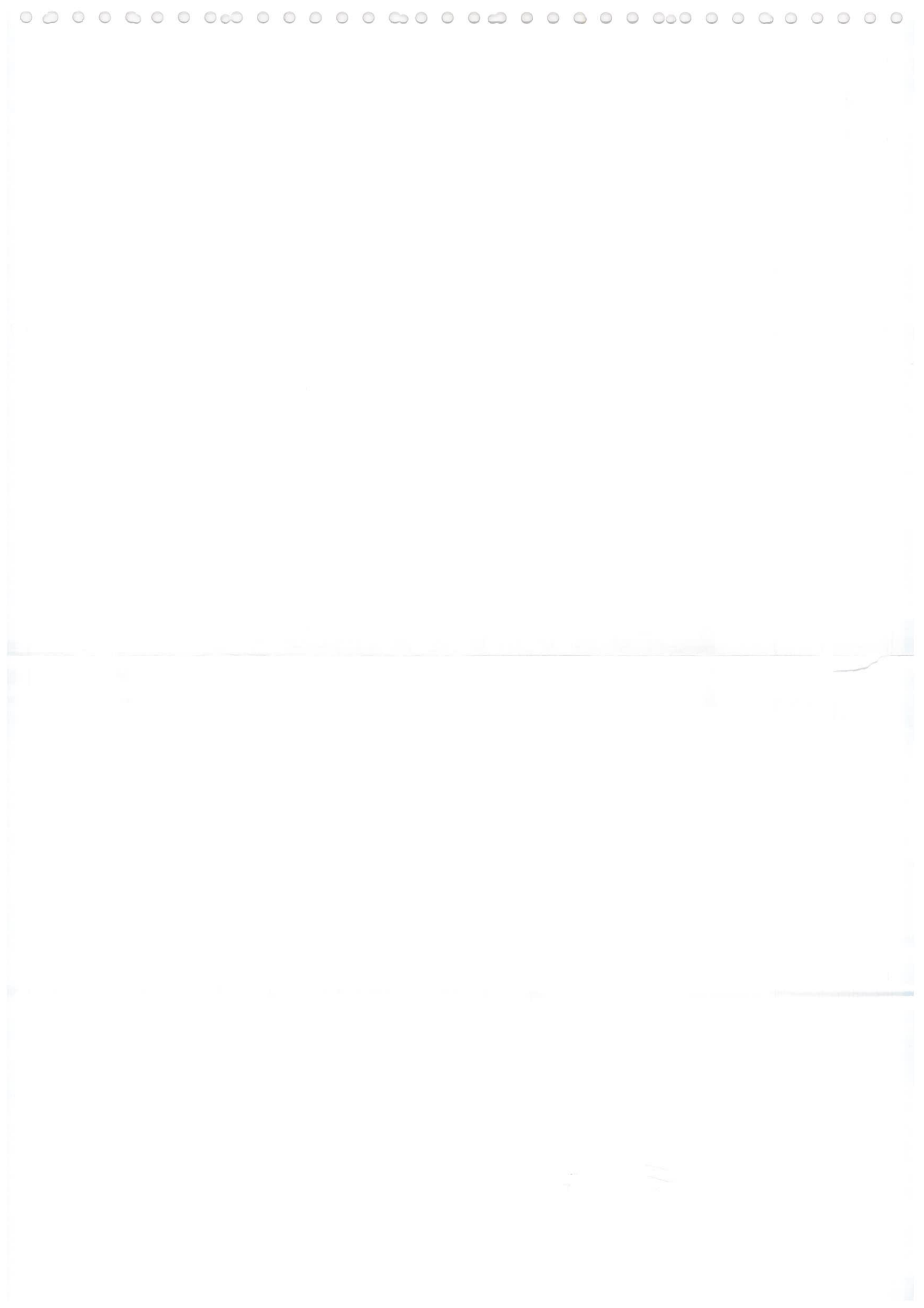
NOTE
 1. All dimensions are to the centerline of walls unless otherwise stated.
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 8. All dimensions are to the centerline of walls unless otherwise stated.
 9. All dimensions are to the centerline of walls unless otherwise stated.
 10. All dimensions are to the centerline of walls unless otherwise stated.



LGF

ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS LTD
 MONDRIAN 5-23 OLD STREET LONDON EC1Y 9XL
 TEL: 020 7261 3281 FAX: 020 7261 3753 WEB: WWW.AHM.CO.UK

14093	A	[SK]	052
156-164 GRAYS INN ROAD / PANTHER HOUSE	zone	source classification	drawing no.
MA	LSC: 1:100@A1; 1:200@A3	PLANNING	revision

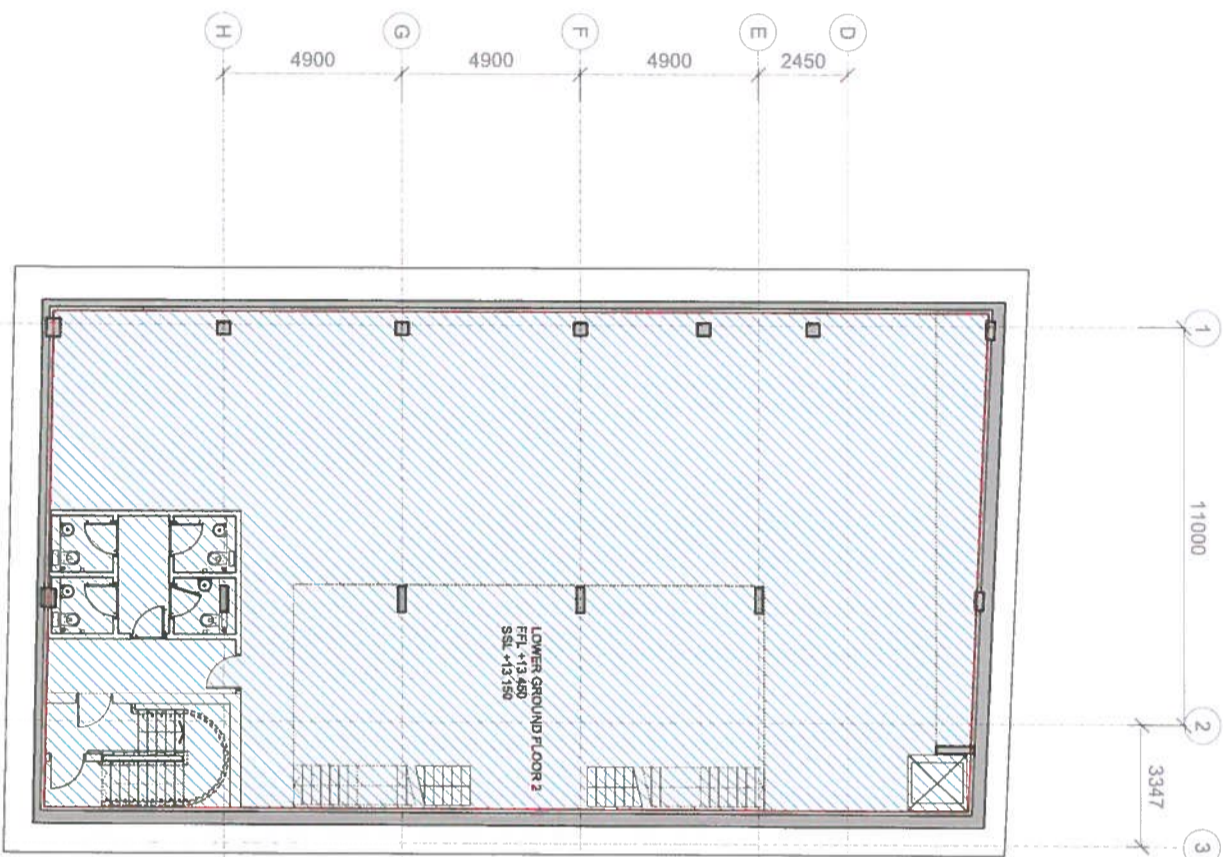




KEY
REV. DATE
27/09/17

SUBSIDISED WORKSPACE

PLAN 1A



CONSULTANTS	
CLIENT:	DUVEZELAE PROPERTIES LTD
CONTRACTOR:	EDGERLEY O'CALLAGHAN
STRUCTURAL ENGINEER:	MTT LTD
SERVICES ENGINEER:	EDGERLEY
COAT CONSULTANT:	GVA SECOND LONDON WALL
PROJECT MANAGER:	HANN TICKNER ASSOCIATES
ACoustic CONSULTANT:	
CLADDING CONSULTANT:	
SPECIFICATIONS CONSULTANT:	

NOTE
1. Do not scale from the drawings.
2. All dimensions are in millimetres unless otherwise stated.
3. All dimensions are to the centre of the element unless otherwise stated.
4. All dimensions are to the finished state unless otherwise stated.
5. All dimensions are to the centre of the element unless otherwise stated.
6. All dimensions are to the centre of the element unless otherwise stated.
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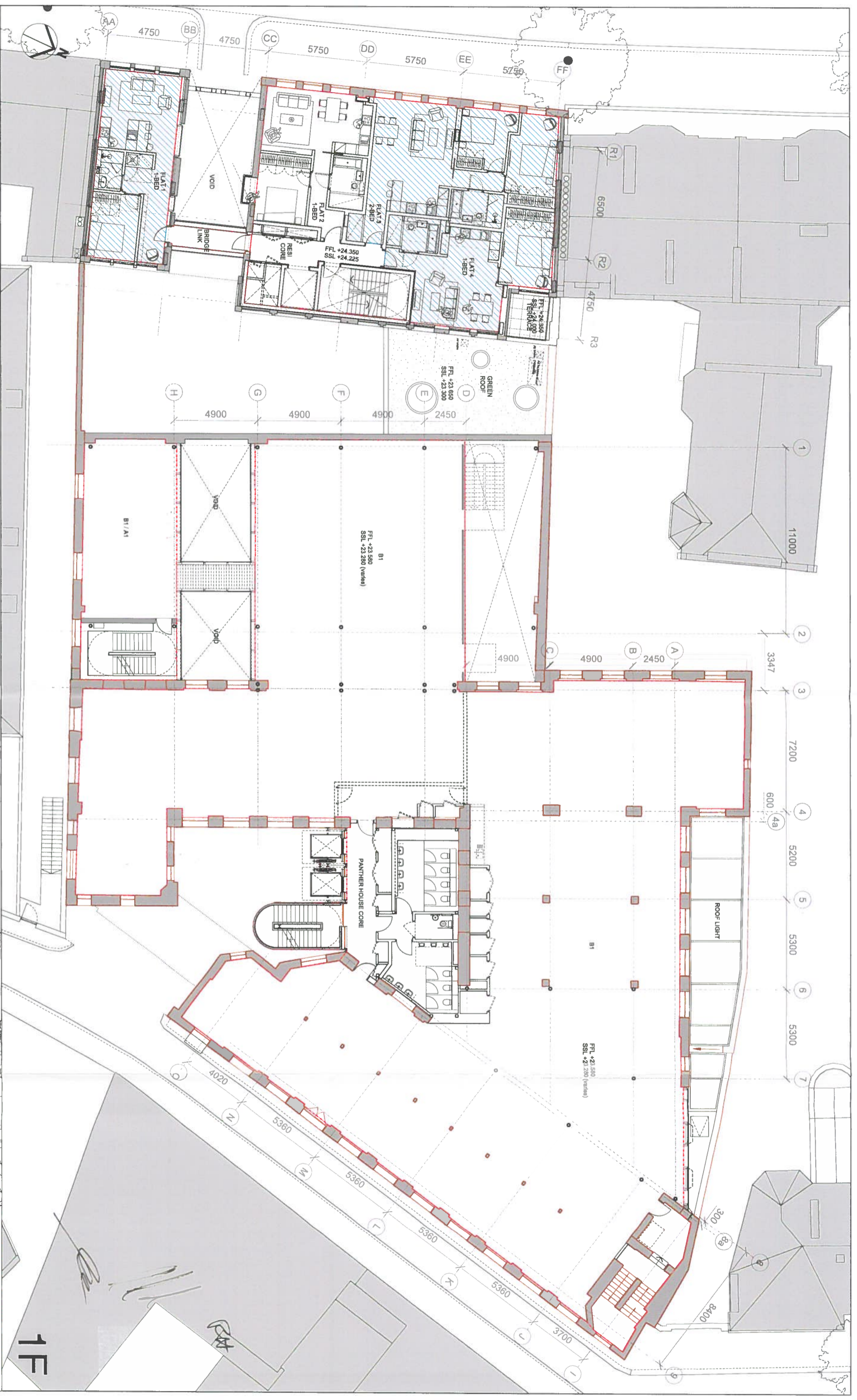


ALFORD HALL MONAGHAN MORRIS ARCHITECTS Ltd MONAGHAN MORRIS 5-29 OLD STREET LONDON EC1Y 1HX TEL: 020 7251 5551 FAX: 020 7251 5125 WWW.MONAGHAN.CO.UK JOB NO: 156-164 GRAYS INN ROAD / PANTHER HOUSE	
drawing title / location SUBSIDISED WORKSPACE PROPOSED LOWER GROUND FLOOR 2 PLAN	drawing no. / revision MA / LSC 1:100@A1:1:200@A3 PLANNING 14093 / A [SK] 051

LGF2

PA





PLAN 2

AFFORDABLE HOUSING

REV	DATE
27/04/17	

CONSULTANTS	
CLIENT:	DUNLEAVE PROPERTIES LTD
CONTRACTOR:	ECOBUILD CYCLAGHAN
STRUCTURAL ENGINEER:	MTI LTD
SERVICES ENGINEER:	ECOBUILD
COST CONSULTANT:	QVA SECOND LONDON WALL
PROJECT MANAGER:	MAVY TUCKER ASSOCIATES
ACQUISITION CONSULTANT:	
CLADDING CONSULTANT:	
SPECIFICATIONS CONSULTANT:	

NOTE

1. Do not scale from this drawing.
2. All dimensions are to be taken from the finished face of the work unless otherwise stated.
3. Dimensions to be taken from the finished face of the work unless otherwise stated.
4. The finished face of the work shall be taken from the finished face of the work unless otherwise stated.
5. All dimensions are to be taken from the finished face of the work unless otherwise stated.

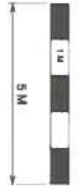
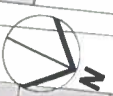
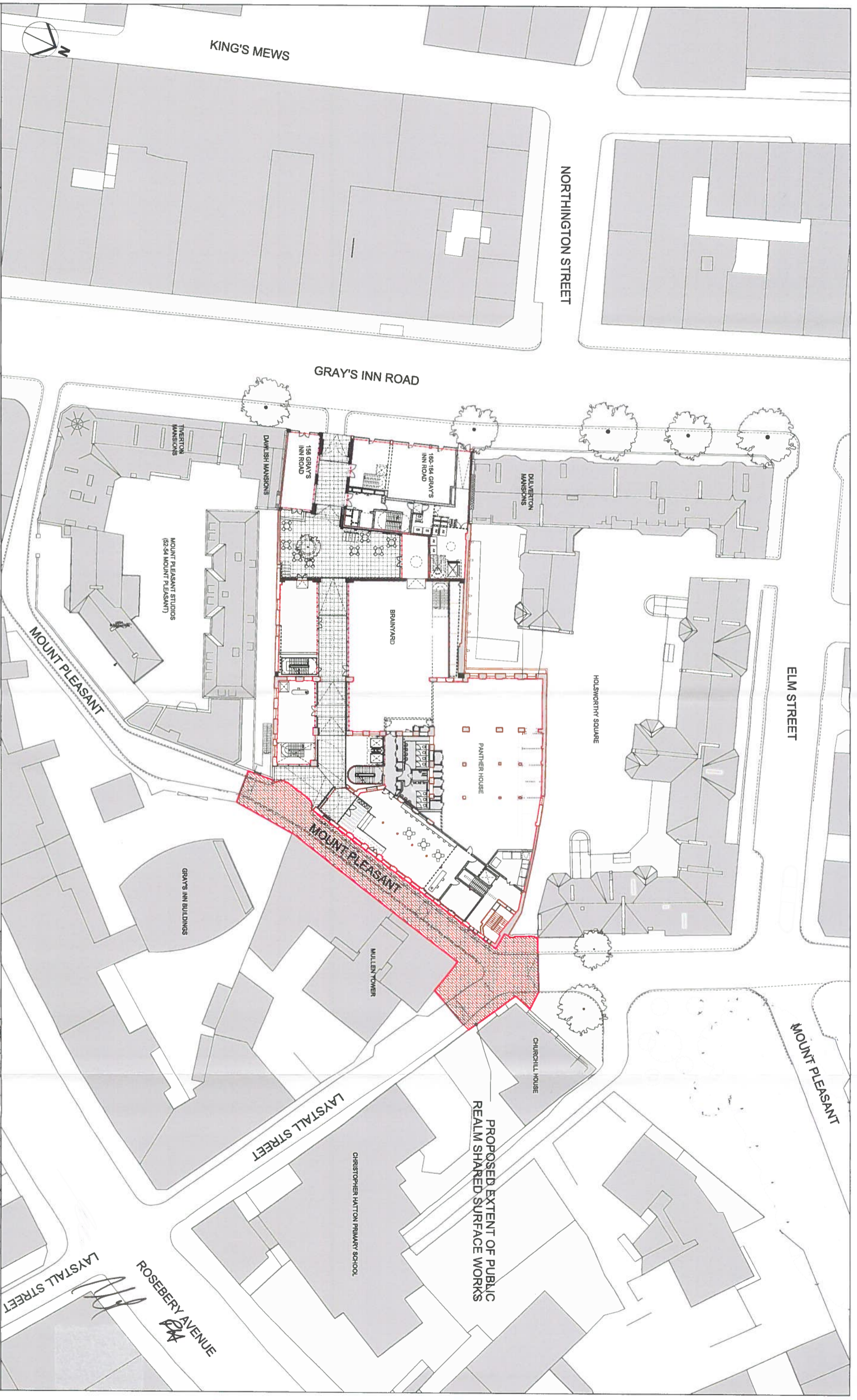


ALLFORD HALL MONAGHAN MORRIS
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 MONAGHAN 523 OLD STREET LONDON EC1V 9PL
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156-164 GRAY'S INN ROAD / PANTHER HOUSE
 AFFORDABLE HOUSING
 PROPOSED FIRST FLOOR PLAN

drawing title / location
 project / sheet
 MA / LSC 1:100@A1: 1:200@A3
 zone / source classification
 A / [SK]
 drawing no. / revision
 14093 / 053

1F



REV	DATE	DESCRIPTION
20/01/17		SKETCH ISSUE FOR INFORMATION

PLAN 3

CONSULTANTS	CLIENT
CONTRACTOR: DUNLEAVE PROPERTIES LTD.	CLIENT: DUNLEAVE PROPERTIES LTD.
STRUCTURAL ENGINEER: EDGEMLEY COLLAQUHAN	ENGINEERING CONSULTANT: EDGEMLEY COLLAQUHAN
SERVICES ENGINEER: MITTLER LTD.	ENGINEER: MITTLER LTD.
COAT CONSULTANT: ENGINEER	ENGINEER: ENGINEER
PROJECT MANAGER: GVA RECORD LONDON WALL	PROJECT MANAGER: GVA RECORD LONDON WALL
ACQUISITION CONSULTANT: HANN TUDGER ASSOCIATES	ACQUISITION CONSULTANT: HANN TUDGER ASSOCIATES
CLADDING CONSULTANT: SPECIFICATIONS CONSULTANT	CLADDING CONSULTANT: SPECIFICATIONS CONSULTANT

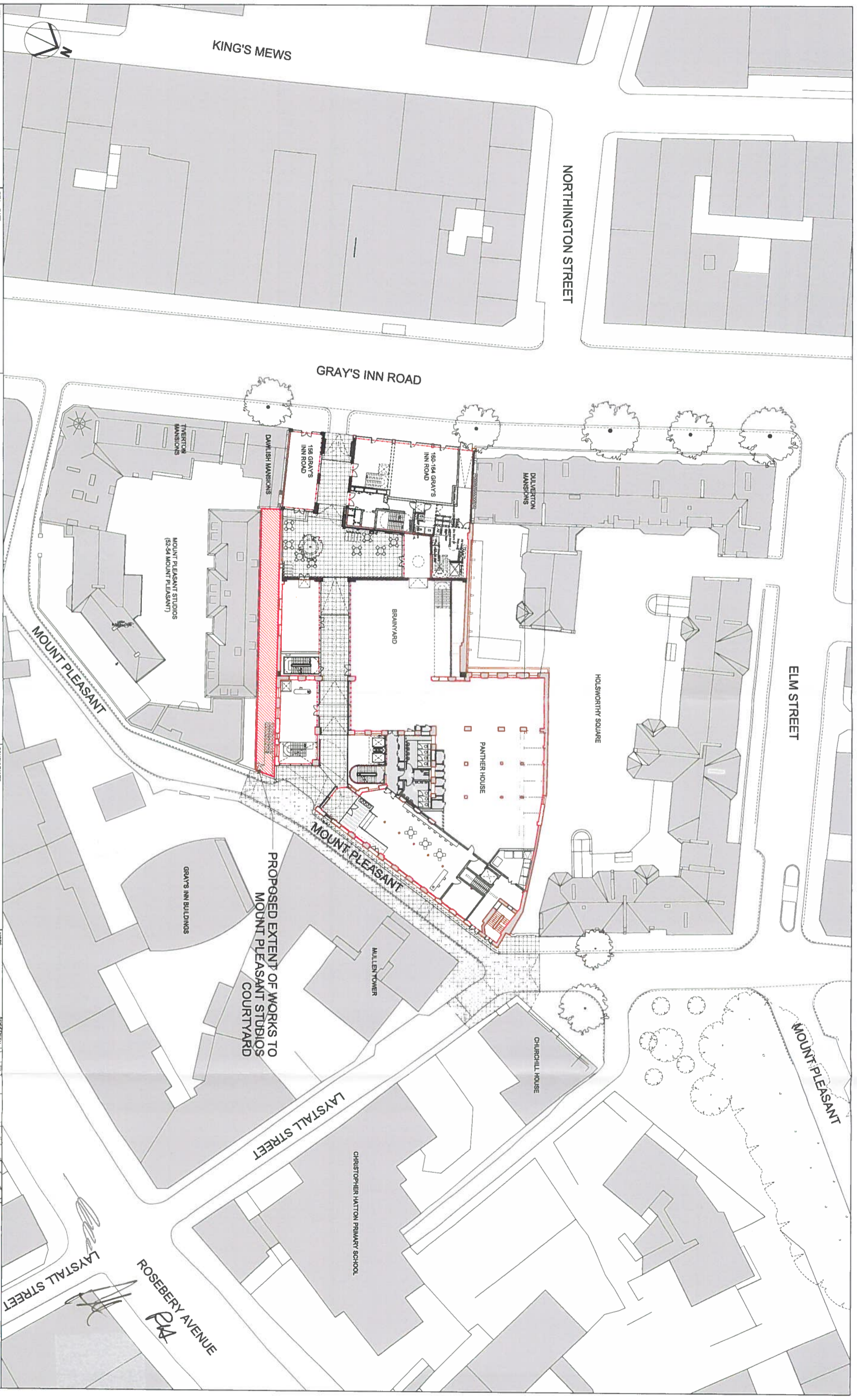
NOTE

- Do not scale from this drawing.
- Dimensions are given in metres and shall be taken from the centre of mass of the building.
- Dimensions are given in metres and shall be taken from the centre of mass of the building.
- The drawing is a preliminary design and is not to be used for construction purposes without the written consent of the architect.
- The drawing is a preliminary design and is not to be used for construction purposes without the written consent of the architect.



ALFORD HALL MONAGHAN MORRIS ARCHITECTS LTD 5-23 OLD STREET LONDON EC1V 9HJ TEL: 020 7261 5811 FAX: 020 7261 5723 WWW.AHM.CO.UK	
Project:	156-164 GRAY'S INN ROAD / PANTHER HOUSE
Site Location Plan	
Formed by:	ALFORD HALL MONAGHAN MORRIS
MA:	LSC 1250@A1, 1500@A3 PLANNING
Project No:	14093
Zone:	A
Source:	SK
Drawing No.:	049
Revision:	-

[Handwritten Signature]
 ROSEBERY AVENUE
 PA



PLAN 4

REV	DATE	DESCRIPTION
2009/17		SKETCH ISSUE FOR INFORMATION

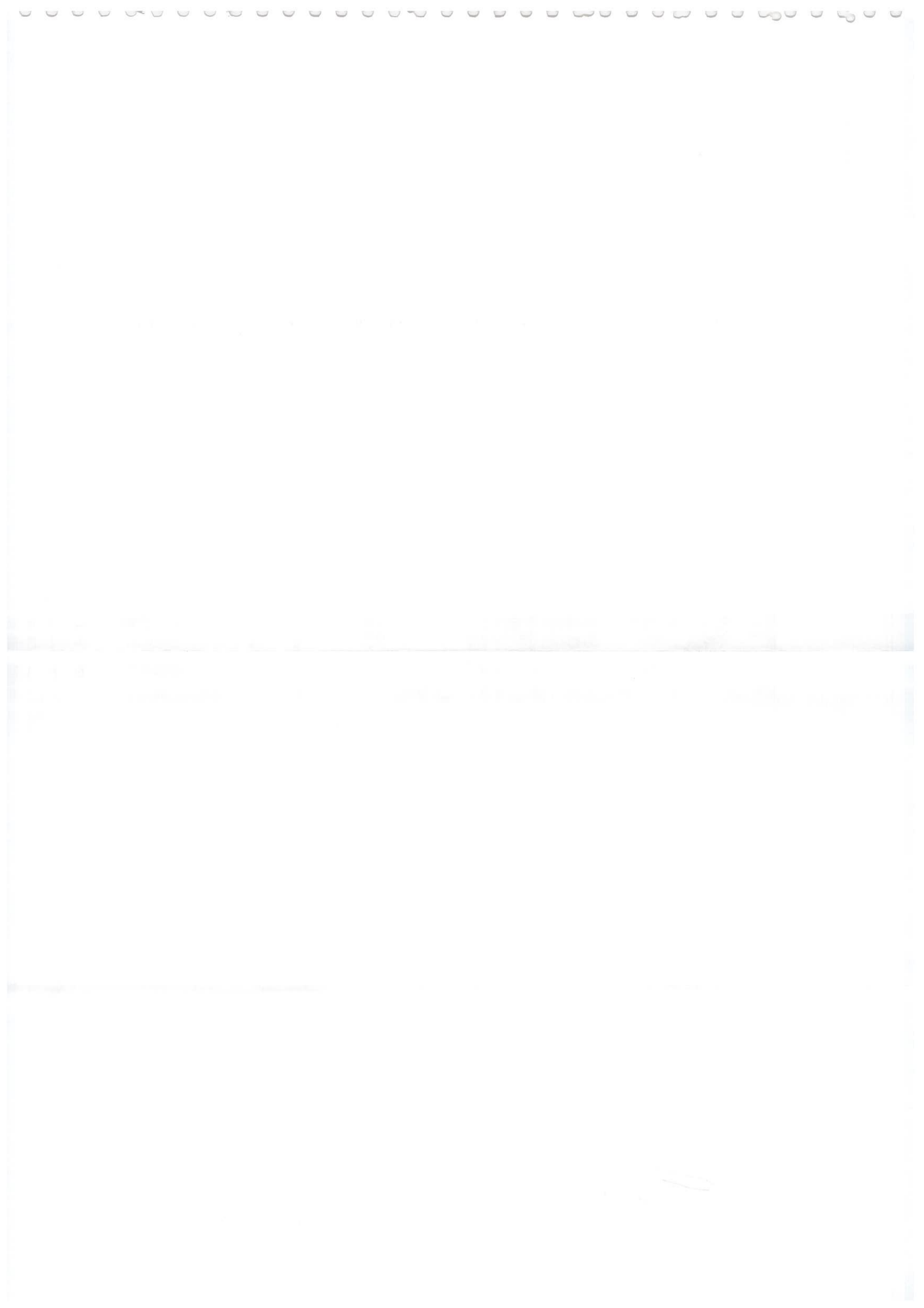


CONSULTANTS	
CLIENT:	DUKELAKE PROPERTIES LTD
CONTRACTOR:	EDGENSLEY OCCUPATION
STRUCTURAL ENGINEER:	MFT LTD
SERVICES ENGINEER:	EDGENSLEY
COPT CONSULTANT:	GVA SECOND LONDON WALL
PROJECT MANAGER:	HANN TUCKER ASSOCIATES
ACQUISITION CONSULTANT:	
LANDING CONSULTANT:	
SPECIFICATIONS CONSULTANT:	

NOTE	
1.	Do not scale from this drawing.
2.	Site plan is for information only and does not constitute an offer of any services or products.
3.	Report of services, conditions and dimensions to be attached to the contract documents.
4.	Information provided in this drawing is based on the information provided by the client and is not to be used for any other purpose without the written consent of the consultant.
5.	ALL INFORMATION IS PROVIDED AS IS AND THE CONSULTANT ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS INFORMATION.

LOCATION	
1:1000	GRAY'S INN ROAD
1:1000	ROSEBURY AVENUE

Project No:	14093	Zone:	A	Source:	SK	Scale:	050
Client:	ALLFORD HALL MONAGHAN MORRIS	Site:	156-164 GRAY'S INN ROAD / PANTHER HOUSE	Drawn by:	RA	Checked by:	
Architect:	ALLFORD HALL MONAGHAN MORRIS	Address:	156-164 GRAY'S INN ROAD, LONDON EC1A 3BB	Phone:	020 7251 5321	Fax:	020 7251 5322
Website:	www.allfordhall.com	Email:	info@allfordhall.com				



PLAN 5

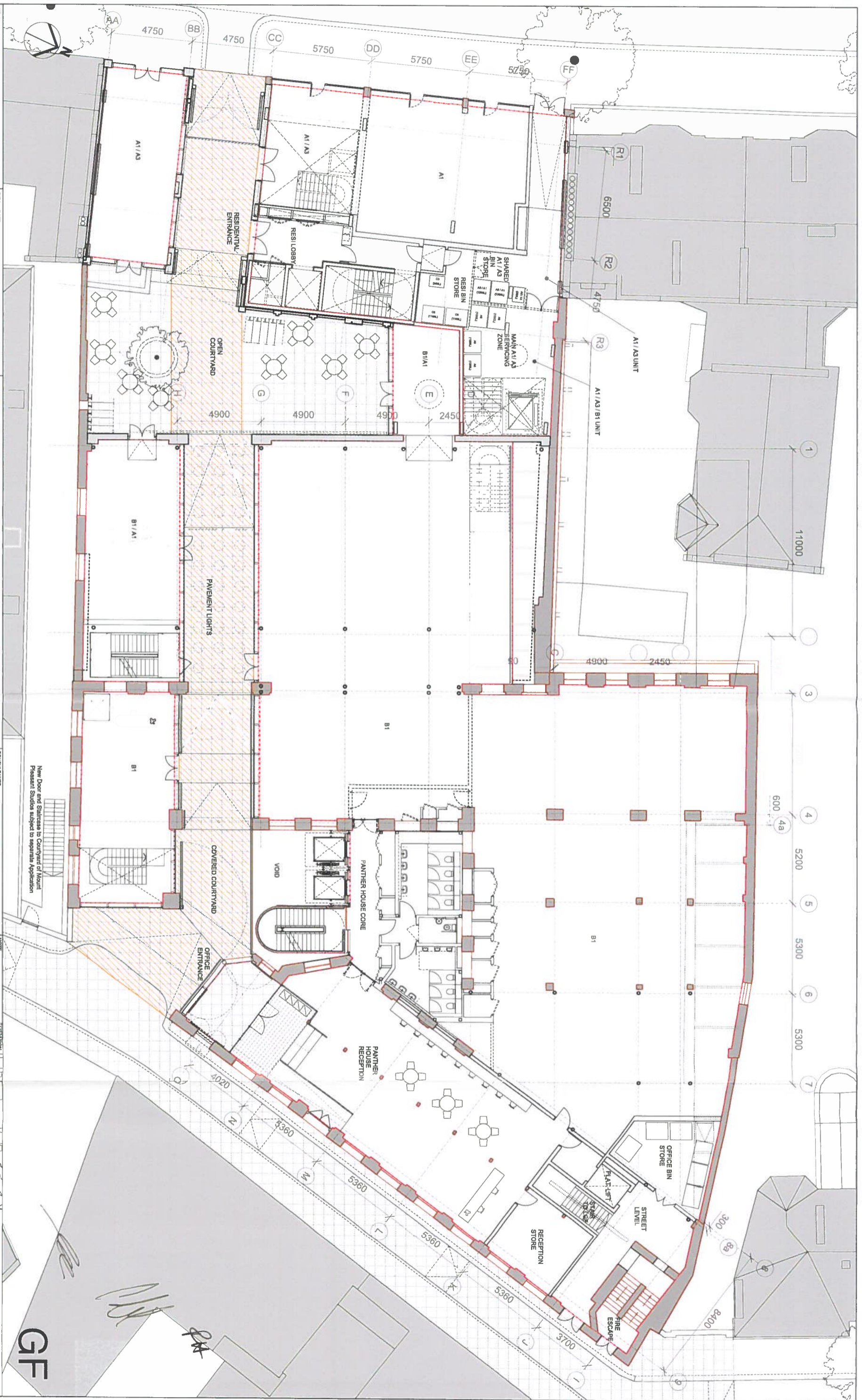


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Licence No. LANDMLON100003121118 Plotted Scale: 1:1250



[Handwritten signatures and initials]





PLAN 6

PEDESTRIAN ROUTE

CLIENT: DUNELAKE PROPERTIES LTD
 CONTRACTOR: ECKERSLEY COLLABORUM
 STRUCTURAL ENGINEER: HMT LTD
 SERVICES ENGINEER: EXOGENE
 COURT CONSULTANT: GVA SECOND LONDON WALL
 PROJECT MANAGER: IAN TUCKER ASSOCIATES
 ACoustic CONSULTANT: IAN TUCKER ASSOCIATES
 CLADDING CONSULTANT: IAN TUCKER ASSOCIATES
 SPECIFICATIONS CONSULTANT: IAN TUCKER ASSOCIATES

NOTE:
 1. All dimensions are in millimetres unless otherwise stated.
 2. All dimensions are to the centre of the wall unless otherwise stated.
 3. Report of existing items, conditions and materials to be retained.
 4. Unconformable CAD format to be used for the design.
 5. The design is based on the information provided by the client and is subject to change without notice.
 6. The design is based on the information provided by the client and is subject to change without notice.
 7. The design is based on the information provided by the client and is subject to change without notice.

NEW DOOR AND STAIRCASE TO COURTYARD OF HUNT
 PLEASED STUDIOS SUBJECT TO SEPARATE APPLICATION

LOCATION



ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS LLP
 156-164 GRAYS INN ROAD / PANTHER HOUSE
 LONDON WC1R 4EJ
 TEL: 020 7251 5851 FAX: 020 7251 5852 WWW.AHM.CO.UK

Project: 14093
 Zone: A
 Source: [SK]
 Classification: 054
 Drawing no.:
 Revision:

GF

**THE FOURTH SCHEDULE
THE PLANNING PERMISSION**





**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Tel 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2015/6955/P**

06 July 2017

Dear Sir/Madam

DRABET
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:
Panther House
38 Mount Pleasant
The Brain Yard
156-164 Gray's Inn Road
London
WC1X

DECISION

Proposal:

Redevelopment of the site following partial demolition of Panther House and Brain Yard buildings, partial demolition of 160-164 Gray's Inn Road and demolition of 156 Gray's Inn Road. Proposals would result in part 4 storey, part 7 storey (plus plant and basement) buildings at Panther House and Brain Yard for predominantly employment (B1) uses (including 1450sq.m of subsidised workspaces) and a new 7 storey (plus plant and basement) building at 156-164 Gray's Inn Road behind the retained facade of 160-164 Gray's Inn Road to provide flexible retail/restaurant (A1/3) uses at ground and basement levels with 15 self-contained residential units (C3) (including 3 Intermediate Rent flats) at the upper levels. Associated landscaping, plant and public realm works.

Drawing Nos: OS Map Scale 1:1250; (Existing Drawings [01] P001, P099-105, and P200-206); (Demolition Drawings [12] P099-106); (Proposed Drawings [00] P098 Rev 00, P099-107 Rev 03, and P200-206 Rev 02); Design and Access Statement dated 08/12/2015; Planning Statement dated December 2015; Heritage and townscape appraisal dated December 2015 and Addendum dated May 2016; Environmental Noise Survey and Noise Impact Assessment Report (22233/NIA1) dated 10/08/2015; Air Quality Assessment (LP/CC/P15-908/01) dated November 2015; Historic environment assessment dated December 2015; Structural Report and Basement Impact Assessment dated 04/12/2015; Basement Impact Assessment Report dated March 2016; Flood Risk Assessment and Surface Water Drainage Statement (5501/001/R01) dated November 2015; Statement of Community Involvement December 2015; Sustainability and energy report dated 08/12/2015; Draft Workplace Travel Plan dated December 2015; Transport Statement dated December 2015; Phase 1 Preliminary Risk Assessment dated August 2015; Arboricultural Report (151224-PD-11) dated January 2016; Preliminary Ecological Appraisal Report dated January 2016; Public Realm Security Features & Design Elements; Financial Viability Assessment Report; Planning Application Addendum 2; Structural Report and Basement Impact Assessment Issue 2 dated 09/01/2017 and Daylight and Sunlight (ref: 9109) dated 09/01/2017.

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 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).

2 The development hereby permitted shall be carried out in accordance with the following approved plans OS Map Scale 1:1250; (Existing Drawings [01] P001, P099-105, and P200-206); (Demolition Drawings [12] P099-106); (Proposed Drawings [00] P098 Rev 00, P099-107 Rev 03, and P200-206 Rev 02); Design and Access Statement dated 08/12/2015; Planning Statement dated December 2015; Heritage and townscape appraisal dated December 2015 and Addendum dated May 2016; Environmental Noise Survey and Noise Impact Assessment Report (22233/NIA1) dated 10/08/2015; Air Quality Assessment (LP/CC/P15-908/01) dated November 2015; Historic environment assessment dated December 2015; Structural Report and Basement Impact Assessment dated 04/12/2015; Basement Impact Assessment Report dated March 2016; Flood Risk Assessment and Surface Water Drainage Statement (5501/001/R01) dated November 2015; Statement of Community Involvement December 2015; Sustainability and energy report dated 08/12/2015; Draft Workplace Travel Plan dated December 2015; Transport Statement dated December 2015; Phase 1 Preliminary Risk Assessment dated August 2015; Arboricultural Report (151224-PD-11) dated January 2016; Preliminary Ecological Appraisal Report dated January 2016; Public Realm Security Features & Design Elements; Financial Viability Assessment Report; Planning Application Addendum 2; Structural Report and Basement Impact Assessment Issue 2 dated 09/01/2017 and Daylight and Sunlight (ref: 9109) dated 09/01/2017.

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

3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1:10 of all windows (including jambs, head and sill), ventilation grills, external doors and gates;
- b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);
- d) Method plan and details of the cobbles within Brain Yard being retained and reused;
- e) Details for reuse of metalwork inside Brain Yard building;
- f) Details for reuse and rebuilding of west wall of Brain Yard building including wall, details and thresholds.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works. All other new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 June 2017.

4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails 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 policies D1 and D2 of the Camden Local Plan June 2017.

5 Prior to the occupation of the development, full details of screening, obscure glazing and other measures to reduce instances of overlooking and loss of privacy to neighbouring occupiers (including screening of the residential and commercial terraces/balconies and obscure glazing of the commercial extensions above Brain Yard and Panther House) shall be submitted to and approved in writing by the local Planning Authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

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

6 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s) in accordance with the requirements of policies D1 and D2 of the Camden Local Plan June 2017.

7 No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas (including terraces, balconies, green roofs, the open courtyard and the pedestrian route through) have been submitted to and approved by the local planning authority in writing. Details shall include a phased programme of works. The relevant part of the works shall not be carried out otherwise than in accordance with the details and programme thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan June 2017.

8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, prior to the occupation for the permitted use 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 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 D1 and D2 of the Camden Local Plan June 2017.

9 The retail/restaurant (A1/A3) uses hereby permitted shall not be carried out outside the following times: 07:00hrs to 23:30hrs Monday to Thursday and 07:00hrs to 00:00hrs Friday and Saturday and 08:00hrs to 23:00hrs on Sundays and Bank Holidays. The commercial use of the open courtyard (as shown in P100 Rev 03) should not be used outside of 08:00hrs to 22:00hrs 7 days a week.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC1 of the Camden Local Plan June 2017.

10 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 policies A1 and A4 of the Camden Local Plan June 2017.

11 No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units 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 policies A1 and CC5 of the Camden Local Plan June 2017.

12 Notwithstanding the approved drawings (including PP099 Rev 03), before the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition) commences, details of secure and covered cycle storage area for 167 spaces (including at least 19 short stay) shall be submitted to and approved by the local planning authority. The approved storage areas shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

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Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan June 2017 and table 6.3 of the London Plan 2016.

13 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwellings 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 and CC3 of the Camden Local Plan June 2017.

DRAFT

14 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRRM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CC1, CC2 and CC4 of the Camden Local Plan Submission Draft 2016.

15 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) with at least 10% designed and constructed in accordance with Building Regulations Part M4 (3) adaptable.

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 June 2017.

16 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policies CC1, CC2 and CC3 of the Camden Local Plan June 2017.

17 The approved terraces for the employment uses (B1), as shown on the 2nd floor (P102 Rev 03) and 4th floor (P104 Rev 03), shall not be used outside the hours of 08:00 and 20:00 Monday-Friday.

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

18 All external doorways, except for fire doors or for access to utilities, should not open outwards towards the public highway/footway/courtyard spaces. The proposed doors must either open inwards or have a sliding door so they do not restrict the flow of pedestrians or risk being opened onto those passing by.

Reason: In order to enhance the free flow of pedestrian movement and promote highway safety and amenity in accordance with policies D1 and T1 of the Camden Local Plan June 2017.

19 No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that [machinery, plant/ equipment] [extract/ ventilation system and ducting] are mounted with proprietary anti-vibration isolators and fan motors are vibration isolated from the casing and adequately silenced. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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

20 The noise level in rooms at the development hereby approved shall meet the 'Good' noise standard specified in BS8233:1999 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of the future occupants of the development in accordance with the requirements of policies A1 and A4 of the Camden Local Plan June 2017.

21 No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until details of the light enhancing materials (i.e. white glazed bricks or similar) to be incorporated as part of the development to ensure acceptable daylight levels at 52-54 Mount Pleasant Hostel are achieved have been submitted to and approved in writing by the local Planning Authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

Reason: In order to ensure acceptable levels of daylight are achieved for the adjoining occupy so that the amenities of those occupiers are retained in accordance with the requirements of policy A1 of the Camden Local Plan June 2017.

22 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 Local 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 Local Planning Authority 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 Submission Draft 2016.

23 Before development commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the Local 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 Local 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 June 2017.

24 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.

Reasons: 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 June 2017.

25 Before the development commences, an intrusive Pre-Demolition and Refurbishment Asbestos Survey must be carried out in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the Local Planning Authority and approved prior to commencement of the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the Local Planning Authority prior to occupation.

Reasons: 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 June 2017.

26 No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF and in order to ensure the identification of and minimise damage to important archaeological remains which may exist on this site, in accordance with the requirements of policy D2 of the Camden Local Plan June 2017.

- 27 The approved gates on the 156-164 Gray's Inn Road building shall remain open between 06:00 and 00:00 7 days a week.
- Reason: To allow freedom of pedestrian movement and activity while insuring the safety and amenity of residents is protected in accordance with policy A1 of the Camden Local Plan June 2017.
- 28 Prior to commencement of development (excluding demolition and site preparation works) on site, full details of the mechanical ventilation including air inlet locations and filters shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from roads and the boiler/CHP stack to protect internal air quality.
- Reason: To protect the amenity of residents in accordance with London Plan policy 7.14. To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies TC1, A1 and A4 of the Camden Local Plan June 2017.
- 29 Prior to occupation evidence that an appropriate NO2 scrubbing system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system as detailed in the Air Quality Statement (Create Consulting Engineers Ltd, August 2016) should be submitted to the Local Planning Authority and approved in writing.
- Reason: To safeguard the amenities of the prospective occupiers, adjoining premises and the area generally in accordance with the requirements of policies A1, CC1, CC2 and CC3 of the Camden Local Plan Submission Draft-2016.
- 30 Full details in respect of the brown/green roof in the area indicated on the approved roof plan designed to support both black reedstarts and invertebrates to increase bat foraging on the site shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.
- 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 and CC3 of the Camden Local Plan June 2017.
- 31 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.

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 the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policies CC1, CC2 and CC3 of the Camden Local Plan June 2017.

- 32 No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until 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 policies CC1 and CC2 of the Camden Local Plan June 2017.

- 33 The sustainable drainage system as approved (Flood Risk Assessment And Surface Water Drainage Statement, Robert West, November 2015) shall be installed as part of the development to achieve a minimum 50% reduction in run off rate/greenfield run off rates. The system shall include green and brown roofs and a minimum of 36m³ below ground attenuation, as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

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 and CC3 of the Camden Local Plan June 2017

- 34 Prior to occupation, evidence that the system has been implemented in accordance with the approved details (Flood Risk Assessment And Surface Water Drainage Statement, Robert West, November 2015) as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

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 and CC3 of the Camden Local Plan June 2017.

- 35 Notwithstanding drawing no. 14093 A [00] P100 Rev 03 (Proposed Ground Floor Plan), within the Gray's Inn Road frontage no more than one of the frontages at 156, 160, 162 and 164 shall be in Class A3 use at any one time.

Reason: To protect against the effect of non-retail development on the shopping provision and character of the Central London Area as well as the cumulative impact of food, drink and entertainment uses, in accordance with policies A1 and A4 of the Camden Local Plan June 2017.

Informative(s):

- 1 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 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 6941).

- 3 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.

- 4 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.

- 5 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 Noise and Licensing Enforcement Team, 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.

6 You are advised that condition 09 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.

7 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.

8 The Camden Local Plan was adopted on 05/07/2017, which was several months after the application gained a resolution to grant at Planning Committee on 23/02/2017. When the application was given the resolution to grant, the Local Plan only had limited weight as the Council was yet to consult on its proposed modifications to the Submission Draft Local Plan following comments made by the Inspector during examination. While having limited weight, the emerging policies at the time were considered and referenced within the Committee Report.

Following the adoption of the Local Plan officers have assessed the proposal in line with the new policies, which are mostly consistent with those within the Local Development Framework (the relevant policies with full weight at the time the application was heard at the Planning Committee). The proposal is considered to be wholly consistent with the Local Plan.

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

DECISION

Supporting Communities Directorate

THE FIFTH SCHEDULE THE TRAVEL PLAN

PART I: Components of the Travel Plan

The Travel Plan will be a basis for promoting sustainable travel to and from the Commercial Elements of the Development.

The National Planning Policy Framework states that... "*All developments which generate significant amounts of movement should be required to provide a Travel Plan.*"

For further advice on developing a Travel Plan see the Transport for London's travel plan guidance website:

<http://www.tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans>

The Owner will implement the Travel Plan where appropriate in partnership with the Council and/or with public transport operators.

In drawing up the Travel Plan ("the Plan) the Owner shall ensure that provisions relating to the following matters are contained within the Plan:-

1. **Public Transport and walking**
 - a. Review the public transport needs of occupiers and visitors and consider potential park and ride type services or shuttle-type services for occupiers, or suggest further enhancements to the scheduled London Bus network
 - b. Provide in-house public transport information and ensure that this is regularly updated (both Transport for London and National Rail travel information is available from their respective websites: www.tfl.gov.uk/ www.nationalrail.co.uk)
 - c. Consider provision of interest-free annual season ticket/travelcard loans for travel on buses, the underground, trains and trams for any commercial occupiers of the Development
 - d. Encourage walking through the provision of information on the best pedestrian routes to and from the Property for occupiers and visitors

2. **Taxis and Minicabs**

Consideration must be given to the provision and management of Taxi access to the Property

3. Traffic Restraint

The Plan must seek to reduce the volume and impact of vehicles generated by the Commercial Elements of the Development

4. On-Street Parking Controls

The plan should aim to contain the transport impacts of the Commercial Elements of the Development (including parking, loading and unloading) to within the curtilage of the Property and reduce the impact of the site on surrounding on-street parking.

5. Parking and Travel

A review of occupiers' travel should have the principal aim of reducing non-essential single occupant driver trips to the site and increasing the proportion of trips undertaken by bicycle and on foot. With regards to car travel and car parking, this should include:

- a. a review and/ or development of criteria to reduce car allowances and include measures to limit the use of car parking and permits in and around the Property.
- b. a review of any on-site parking charges
- c. consideration and/or review of pool vehicles for work related trips including more environmentally friendly vehicles and alternative forms of transport for some trips.
- d. consider the use of partial homeworking/teleworking/teleconferencing where feasible and appropriate

6. Traffic Management

An assessment must be made of the impacts of the proposed car park access changes on existing internal congested traffic flows and seek further enhancements to internal traffic flow to better manage congestion

7. Cycling

The following cycle measures must be provided in sufficient quantity in line with annual travel surveys to be subsequently carried out:

- a. secure and well-lit workplace cycle parking

Consideration shall also be given to providing the following, especially in commercial developments:

- b. changing and showering facilities
- c. cycle allowance for work-related journeys
- d. cycle and equipment loans and insurance
- e. cycle repair facilities
- f. cycle pool for work-related journeys
- g. a Bicycle Users Group (BUG) to progress cyclists issues on site
- h. work with the Council to improve cycle routes to/from the Property

8. Facilities for Goods Movement and Servicing

A Servicing Management Plan for the site must seek to:

- a. identify the number and type of servicing vehicles required for the Property;
- b. Limit the size of vehicle where a larger vehicle will create servicing conflicts;
- c. Manage the timing of deliveries to avoid conflict with other servicing vehicles, conflict with loading or parking restrictions in the area or conflict with heavy pedestrian or traffic flows
- d. encourage suppliers and delivery contractors to use alternatively-fuelled vehicles (such as electric and LPG vehicles and cycles) – organisations can apply to the Energy Saving Trust (www.est.org.uk) for alternatively-fuelled vehicle grants

PART II: Review and Monitoring of the Travel Plan

The Owner shall ensure that the Plan contains arrangements for the review and monitoring of the Travel Plan and that this is carried out on an ongoing basis and at least in years one, three and five following Occupation of the Commercial Elements and including an initial survey undertaken three months following Occupation of the Commercial Elements. These arrangements will deal with the matters set out below establishing firm timescales for the taking of each step, specific targets to be adopted for the measuring of the effectiveness of each measure and a reporting mechanism to the Council. It is acknowledged that it will be appropriate to amend the Travel Plan by agreement in the light of developing circumstances.

1. **Review the Property's Transport Accessibility**

The first stage will be to review the Property's accessibility by all modes. An accessibility report will be produced and this will form the basis for the next stages.

2. **Consultation with occupiers**

This will involve meeting occupiers of the Property to promote the concept of a Travel Plan. The meetings will seek to identify a common set of objectives for encouraging walking, cycling and public transport usage combined with reducing reliance on the private car.

3. **User Consultation and Travel Surveys**

This stage will be based around consultation. It will be extremely important to secure the support of occupiers and users of the Commercial Elements of the Development if the Plan is to succeed. This stage will include occupier and user travel surveys to examine the use of existing modes of travel, attitudes towards sustainable modes of transport and the most effective measures to promote sustainable transport for commuting journeys and business journeys. The Owner will consult with the Council at this stage.

4. **Implementation**

Stages 1 to 3 will provide the base information for the review of the Travel Plan.

5. **Monitor and Review**

The Travel Plan will secure an ongoing process of continuous improvement. Each version of the Travel Plan shall set out a mechanism of next steps to be tackled in line with results collated from the surveys and shall also set out a mechanism for reporting back to the Council on an annual basis on how effectively the Travel Plan is being in maximising the use of sustainable transport.

