DATED 6 NOVEMBER 2017

(1) CHRISTINA EDGE

and

(2) THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN

A G R E E M E N T
relating to land known as

Flat Ground Floor
13 Glenmore Road
London
NW3 4BY

pursuant to
Section 106 of the Town and Country Planning Act 1990 and
Section 278 of the Highways Act 1980 and
section 111 of the Local Government Act 1972

Andrew Maughan
Borough Solicitor
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP

Tel: 020 7974 5647
Fax: 020 7974 2962

CLS/PK/1800.222 (final)

THIS AGREEMENT is made the 6th day of November 2017

B E T W E E N:

1. **CHRISTINA EDGE** of 19 Broom Water, Teddington, TW11 9QJ (hereinafter called "the Owner") of the first part

2. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the second part

1. **WHEREAS**

1.1 The Owner is registered at the Land Registry as the leasehold proprietor with title absolute of the Property under title number NGL938298.

1.2 The Owner is interested in the Property for the purposes of Section 106 of the Act.

1.3 The Planning Application for the Development of the Property was submitted to the Council and validated on 25th November 2016 and the Council resolved to grant permission conditionally under reference number 2016/6510/P subject to conclusion of this legal Agreement.

1.4 The Council is the local planning authority for the purposes of the Act for the area in which the Property is situated and considers it expedient in the interests of the proper planning of its area that the Development of the Property should be restricted or regulated in accordance with this Agreement.

1.5 For that purpose the Owner is willing to enter into this Agreement pursuant to the provisions of Section 106 of the Act.

1.6 As local highway authority the Council considers the Highways Works to be carried out pursuant to this section 278 agreement to be in the public benefit.

2. **DEFINITIONS**

In this Agreement the following expressions (arranged in alphabetical order) shall unless the context otherwise requires have the following meanings:-

2.1	"the Act"	the Town and Country Planning Act 1990
2.2	"this Agreement"	this planning obligation made pursuant to Section 106 of the Act
2.3	"Basement Approval in Principle Application"	an application to the Council's Highways Structural team for an approval in principle of the construction of the basement (forming part of the Development) which is to be assessed by the Council with a view to ensuring that sufficient loadings are maintained at all times at the interaction of the Development site and the Public Highway so as to ensure that the Public Highway is not compromised at any time during the Construction Phase or thereafter
2.4	"Basement Approval in Principle Contribution"	the sum of £1,800 (one thousand eight hundred pounds) applied by the Council towards the assessment by the Council's Highways Structural team of the Basement Approval in Principle Application
2.5	"the Certificate of Practical Completion"	the certificate issued by the Owner's contractor or architect or project manager certifying that the Development has been completed

2.6	"Construction Management Plan"	the plan setting out the measures that the Owner will adopt in undertaking any demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual as attached hereto at the First Schedule
2.7	"the Construction Management Plan Implementation Support Contribution"	the sum of £1,140 (one thousand one hundred pounds) paid by the Owner to the Council and to be applied by the Council for the review and approval of the draft Construction Management Plan and verification of the proper operation of the approved Construction Management Plan during the Construction Phase
2.8	"the Construction Phase"	the whole period between (i) the Implementation Date and (ii) the date of issue of the Certificate of Practical Completion
2.9	"the Council's Considerate Contractor Manual"	the document produced by the Council from time to time entitled "Guide for Contractors Working in Camden" relating to the good practice for developers engaged in building activities in the London Borough of Camden
2.10	"the Development"	extension and excavation to existing cellar to form larger basement, excavation to existing front lightwell to include replacement of existing door with double glazed timber sash window, excavation to create rear lightwell with

associated works and removal of existing rooflight and replacement with 1x larger rooflight to ground floor flat as shown on drawing numbers P000; P010; P011; P020; P021; P030; P100R1; P101R1; P110R1; P111R1; P200R1; P201R1; P210R1; P211R1; P212R1; P220R1; P302R1; Basement Impact Assessment for 13 Glenmore Road by Symmetrys Limited; Tree Survey Assessment dated November 2016 by Indigo Surveyors; Construction Method Statement dated 02/11/2016 (Project Name: 1389- Glenmore Road); Design and Access Statement dated November 2016 (Rev00) P000 (OS Extract); P010; P011; P020; P021; P030; P100_R1; P101_R1; P110_R1; P111_R1; P200_R1; P201_R1; P210_R1; P211_R1; P212_R1; P220_R1; P302_R1; Basement Impact Assessment for 13 Glenmore Road by Symmetrys Limited; Tree Survey Assessment dated November 2016 by Indigo Surveyors; Construction Method Statement dated 02/11/2016 (Project Name: 1389- Glenmore Road); Design and Access Statement dated November 2016 (Rev00)

2.11 "the Highways Contribution"

the sum of £2,418.45 (two thousand four hundred and eighteen pounds and forty-five pence) paid by the Owner to the Council and to be applied by the Council for the carrying out of works to the public highway and associated measures in the vicinity of the Development such works to include the following ("the Highways Works"):

(i) to repave the footway adjacent to the Development; and

		(ii) any other works required as a direct result of the Development (such works as considered necessary by the Council) all works will be subject to final measure and any level adjustment required and for the avoidance of doubt the Council in accepting this sum does not undertake any responsibility in connection with any required statutory undertakers works and excludes any statutory undertaker's costs
2.12	"the Implementation Date"	the date of implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act and references to "Implementation" and "Implement" shall be construed accordingly
2.13	"the Level Plans	plans demonstrating the levels at the interface of the Development the boundary of the Property and the Public Highway
2.14	"Occupation Date"	the first date when any part of the Development is occupied and the phrases "Occupy", "Occupied" and "Occupation" shall be construed accordingly
2.15	"the Parties"	the Council and the Owner
2.16	"the Planning Application"	a planning application in respect of the development of the Property submitted to the Council and validated on 25th November 2016 for which a resolution to grant permission has been passed conditionally under reference number 2016/6510/P subject to conclusion of this Agreement

2.17	"Planning Obligations Monitoring Officer"	a planning officer of the Council from time to time allocated to deal with all planning obligations pursuant to S106 of the Act to whom all notices, correspondence, approvals etc must be sent in the manner prescribed at clause 6.1 hereof
2.18	"the Planning Permission"	a planning permission granted for the Development substantially in the draft form at the Second Schedule annexed hereto
2.19	"the Property"	the land known as Flat Ground Floor, 13 Glenmore Road, London, NW3 4BY the same as shown edged red on the plan at the Third Schedule annexed hereto
2.20	"the Public Highway"	any carriageway footway and/or verge adjoining the Property maintainable at public expense

NOW THIS DEED WITNESSETH AS FOLLOWS:-

3.1 This Agreement is made in pursuance of Section 106 of the Act, Section 278 of the Highways Act 1980 and Section 111 of the Local Government Act 1972 and is a planning obligation for the purposes of Section 106 as aforesaid, and shall be enforceable by the Council against the Owner as provided herein and against any person deriving title to any part of the Property from the Owner and insofar as it is not a planning obligation its provisions may be enforceable by the Council under any relevant statutory powers.

3.2 Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies corporations and other artificial persons.

3.3 Any reference to a specific statute or statutes include any statutory extension or modification amendment or re-enactment of such statute and any regulation or orders made under such statute.

3.4 The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction of interpretation.

3.5 It is hereby agreed between the Parties that save for the provisions of clauses 1, 2, 3, 5, 6, 7 and 8 hereof all of which shall come into effect on the date hereof the covenants undertakings and obligations contained within this Agreement shall become binding upon the Owner upon the Implementation Date.

3.6 The Council hereby agrees to grant the Planning Permission on the date hereof.

3.7 The Parties save where the context states otherwise shall include their successors in title.

4. **OBLIGATIONS OF THE OWNER**

The Owner hereby covenants with the Council as follows:-

4.1 **CONSTRUCTION MANAGEMENT PLAN**

To ensure that throughout the Construction Phase the Development shall not be carried out otherwise than in strict accordance with the requirements of the Construction Management Plan and not to permit the carrying out of any works comprised in demolition or building out the Development at any time when the requirements of the Construction Management Plan are not being complied with and in the event of non-compliance with this sub-clause the Owner shall forthwith take any steps required to remedy such non-compliance.

4.2 **HIGHWAYS**

4.2.1 For the avoidance of doubt the Owner acknowledges that the Council has the right reserved to it to construct the Public Highway to levels it considers appropriate and does not undertake any responsibility in connection with any required statutory

undertakers' works and that the Highways Contribution excludes any statutory undertaker's costs.

4.2.2 On completion of the Highway Works the Council may provide to the Owner a certificate specifying the sum ("the Certified Sum") expended by the Council in carrying out the Highway Works.

4.2.3 If the Certified Sum exceeds the Highway Contribution then the Owner shall within twenty-one (21) days of the issuing of the said certificate pay to the Council the amount of the excess.

5. NOTICE TO THE COUNCIL/OTHER MATTERS

5.1 The Owner shall give written notice to the Council on or prior to the Implementation Date specifying that Implementation of the Development has taken or is about to take place.

5.2 Within seven days following completion of the Development the Owner shall certify in writing to the Planning Obligations Monitoring Officer in the manner outlined at clause 6.1 hereof quoting planning reference 2016/6510/P the date upon which the Development is ready for Occupation.

5.3 The Owner shall act in good faith and shall co-operate with the Council to facilitate the discharge and performance of all obligations contained herein and the Owner shall comply with any reasonable requests of the Council to have access to any part of the Property or any requests to provide documentation within the Owner's possession (at the Owner's expense) for the purposes of monitoring compliance with the obligations contained herein.

5.4 The Owner agrees declares and covenants with the Council that it shall observe and perform the conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by this Agreement and further shall indemnify the Council for any expenses or liability arising to the Council in respect of breach by the Owner of any obligations

contained herein save to the extent that any act or omission of the Council its employees or agents has caused or contributed to such expenses or liability.

5.5 If satisfied as to the compliance of the Owner in respect of any obligation in this Agreement the Council shall (if requested to do so in writing and subject to payment of a fee of £1,000 in respect of each such obligation) provide through its Borough Solicitor a formal written certification of compliance, partial compliance or ongoing compliance (as and if appropriate) with the provisions of any such obligation.

5.6 All consideration given in accordance with the terms of this Agreement shall be exclusive of any value added tax properly payable in respect thereof and all parties other than the Council shall pay and indemnify the Council against any such value added tax properly payable on any sums paid to the Council under this Agreement upon presentation of an appropriate value added tax invoice addressed to the Owner.

5.7 All costs and expenses payable to the Council under this Agreement shall bear interest at the rate of 4% above the Base Rate of the National Westminster Bank plc from time to time being charged from the date such payment is due until payment is made.

6. **IT IS HEREBY AGREED AND DECLARED** by the Parties hereto that:-

6.1 The provisions of Section 196 of the Law of Property Act 1925 (as amended) shall apply to any notice or approval or agreement to be served under or in connection with this Agreement and any such notice or approval shall be in writing and shall specifically refer to the name, date and Parties to the Agreement and shall cite the clause of the Agreement to which it relates and in the case of notice to the Council shall be addressed to the London Borough of Camden, Planning Obligations Officer, Urban Design and Renewal, Planning and Public Protection, Culture and Environment Directorate, Town Hall Annex, Argyle Street, London WC1H 9LP quoting the planning reference number 2016/6510/P and in the case of any notice or approval or agreement from the Council this shall be signed by a representative of the Council's Environment Department.

6.2 This Agreement shall be registered as a Local Land Charge.

6.3 The Owner agrees to pay the Council its proper and reasonable legal costs incurred in preparing this Agreement on or prior to the date of completion of the Agreement.

6.4 The Owner hereby covenants with the Council that it will within 28 days from the date hereof apply to the Chief Land Registrar of the Land Registry to register this Agreement in the charges register of the title to the Property and will furnish the Council forthwith on written demand with official copies of such title to show the entry of this Agreement in the charges register of the title to the Property.

6.5 Nothing contained or implied in this Agreement shall prejudice or affect the Council's powers to enforce any specific obligation term or condition nor shall anything contained or implied herein prejudice or affect any provisions, rights, powers, duties and obligations of the Council in the exercise of its functions as Local Planning Authority for the purposes of the Act or as a local authority generally and its rights, powers, duties and obligations under all public and private statutes, bye laws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.

6.6 Neither the Owner nor its successors in title nor any person deriving title from it shall be bound by the obligations in this Agreement in respect of any period during which it no longer has an interest in the Property but without prejudice to liability for any breach committed prior to the time it disposed of its interest.

6.7 For the avoidance of doubt the provisions of this Agreement (other than those contained in this sub-clause) shall not have any effect until this Agreement has been dated.

6.8 If the Planning Permission is quashed or revoked or otherwise withdrawn or expires before effluxion of time for the commencement of development or is modified (other than by agreement with or at the request of the Owner) this Agreement shall forthwith determine and cease to have effect and the Council will effect cancellation of all entries made in the Register of Local Land Charges in respect of this Agreement.

6.9 The Council acknowledges that the Owner has paid to the Council:

(i) The Basement Approval in Principle Contribution;

(ii) the Construction Management Plan Implementation Support Contribution;

(iii) the Highways Contribution

6.10 The Council acknowledges that it has approved:

(i) the Basement Approval in Principle Application;

(ii) the Construction Management Plan; and

(iii) the Level Plans.

7. **RIGHTS OF THIRD PARTIES**

No provision of this Agreement shall be enforceable under the Contracts (Rights of Third Parties) Act 1999.

8. **JURISDICTION**

This Agreement is governed by and interpreted in accordance with the law of England and the Parties agree that the courts of England shall have jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this agreement or its subject matter or formation.

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed and the Owner has executed this instrument as their Deed the day and year first before written

EXECUTED AS A DEED BY)
CHRISTINA EDGE) Christina Edge .....
in the presence of:)

Witness Signature:) .....

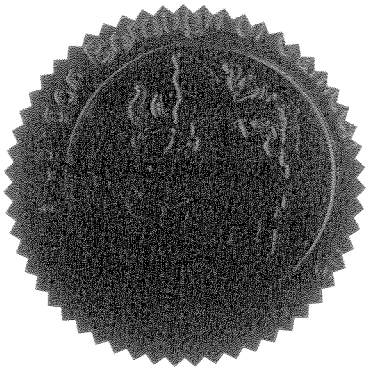
Witness Name: (CAPITALS)) AXEL WITTENBERG

Address:) STEENKOPPEL 77A

) 24539 NEUMÜNSTER, GERMANY

Occupation:) VICAR

THE COMMON SEAL OF THE MAYOR)
AND BURGESSES OF THE LONDON)
BOROUGH OF CAMDEN was hereunto)
Affixed by Order:-)



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Authorised Signatory

THE FIRST SCHEDULE

Construction Management Plan

Construction Management Plan

pro forma

Camden

Contents

Revisions & additional material

Please list all iterations here:

Additional sheets

Please note – the review process will be quicker if these are submitted as Word documents or searchable PDFs.

Camden

Introduction

The purpose of the **Construction Management Plan (CMP)** is to help developers to minimise construction impacts, and relates to both on site activity and the transport arrangements for vehicles servicing the site.

It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses.

The completed and signed CMP must address the way in which any impacts associated with the proposed works, and any **cumulative impacts of other nearby construction sites**, will be mitigated and managed. The level of detail required in a CMP will depend on the scale and kind of development. Further policy guidance is set out in Camden Planning Guidance (CPG) 6: Amenity and (CPG) 8: Planning Obligations.

This CMP follows the best practice guidelines as described in Transport for London's (TfL's Standard for Construction Logistics and Cyclist Safety (**CLOCS**) scheme) and Camden's Minimum Requirements for Building Construction **(CMRBC)**.

The approved contents of this CMP must be complied with unless otherwise agreed with the Council in writing. The project manager shall work with the Council to review this CMP if problems arise in relation to the construction of the development. Any future revised plan must also be approved by the Council and complied with thereafter.

It should be noted that any agreed CMP does not prejudice or override the need to obtain any separate consents or approvals such as for road closures or hoarding licences.

If your scheme involves any demolition, you need to make an application to the Council's Building Control Service. Please complete the "Demolition Notice."

Please complete the questions below with additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary. **It is preferable if this document, and all additional documents, are completed electronically and submitted as Word files to allow comments to be easily documented. These should be clearly referenced/linked to from the CMP.**

Please notify that council when you intend to start work on site. Please also notify the council when works are approximately **3 months from completion.**

(Note the term 'vehicles' used in this document refers to all vehicles associated with the implementation of the development, e.g. demolition, site clearance, delivery of plant & materials, construction, etc.)

Revisions to this document may take place periodically.

Timeframe

Post app submission

Appoint principal contractor

Requirement to submit CMP

Begin community liaison

Submit draft CMP

Council response to draft

Work can commence if draft CMP is approved

Resubmission of CMP if first draft refused

Council response to second draft

Camden

Contact

1. Please provide the full postal address of the site and the planning reference relating to the construction works.

Address: 13 Glenmore Road, NW3 4BY

Planning ref:

Type of CMP - Section 106 planning obligation/Major sites framework:

2. Please provide contact details for the person responsible for submitting the CMP.

Name: Taras Puzyak

Address: 68 Old Brompton Road, SW7 3LQ

Email: taras@imko.co.uk

Phone: 02075842745

3. Please provide full contact details of the site project manager responsible for day-to-day management of the works and dealing with any complaints from local residents and businesses.

Name: Ciprian Vasile Dragomanu

Address: 68 Old Brompton Road , SW7 3LQ

Email: ciprian@imko.co.uk

Phone: 07411421567

4. Please provide full contact details of the person responsible for community liaison and dealing with any complaints from local residents and businesses if different from question 3. In the case of Community Investment Programme (CIP), please provide contact details of the Camden officer responsible.

Name: As above

Address:

Email:

Phone:

5. Please provide full contact details including the address where the main contractor accepts receipt of legal documents for the person responsible for the implementation of the CMP.

Name: IMKO London Ltd

Address: 68 Old Brompton Road, SW7 3LQ

Email: office@imko.co.uk

Phone: 02075842745

Site

6. Please provide a site location plan and a brief description of the site, surrounding area and development proposals for which the CMP applies.

The application site is situated on Glenmore road, approximately 150 meters from Belsize Park Underground station.

7. Please provide a very brief description of the construction works including the size and nature of the development and details of the main issues and challenges (e.g. narrow streets, close proximity to residential dwellings etc).

The development proposals comprise the excavation of a Basement, structural works, shell and core. The main issue associated with the construction works will be minimising the impact of construction work on local residents and the immediate highway network is kept to an absolute minimum and, in particular, identify how where construction loading / unloading activity can take place.

8. Please identify the nearest potential receptors (dwellings, business, etc.) likely to be affected by the activities on site (i.e. noise, vibration, dust, fumes, lighting etc.).

The nearest receptors are the neighbouring residential properties.

9. Please provide a scaled plan detailing the local highway network layout in the vicinity of the site. This should include details of on-street parking bay locations, cycle lanes, footway extents and proposed site access locations.

See Plan 1 attached

10. Please provide the proposed start and end dates for each phase of construction as well as an overall programme timescale. (A Gantt chart with key tasks, durations and milestones would be ideal).

Phase 1 to start August 2017 and finish February 2018.

11. Please confirm the standard working hours for the site, noting that the standard working hours for construction sites in Camden are as follows:

- 8.00am to 6pm on Monday to Friday
- 8.00am to 1.00pm on Saturdays
- No working on Sundays or Public Holidays

The standard working hours from Monday to Friday (8.00am to 6pm) and Saturday (8.00am to 1.00pm)

No working on Sundays or Public Holidays.

12. Please indicate if any changes to services are proposed to be carried out that would be linked to the site during the works (i.e. connections to public utilities and/or statutory undertakers' plant). Larger developments may require new utility services. If so, a strategy and programme for coordinating the connection of services will be required. If new utility services are required, please confirm which utility companies have been contacted (e.g. Thames Water, National Grid, EDF Energy, BT etc.) You must explore options for the utility companies to share the same excavations and traffic management proposals. Please supply details of your discussions.

No changes to services are envisaged.

Community Liaison

A neighbourhood consultation process must have been undertaken prior to submission of the CMP first draft. This consultation must relate to construction impacts, and should take place following the grant of planning permission in the lead up to the submission of the CMP. A consultation process specifically relating to construction impacts must take place regardless of any prior consultations relating to planning matters. This consultation must include all of those individuals that stand to be affected by the proposed construction works. These individuals should be provided with a copy of the draft CMP, or a link to an online document. They should be given adequate time with which to respond to the draft CMP, and any subsequent amended drafts. Contact details which include a phone number and email address of the site manager should also be provided.

Significant time savings can be made by running an effective neighbourhood consultation process. This must be undertaken in the spirit of cooperation rather than one that is dictatorial and unsympathetic to the wellbeing of local residents and businesses.

These are most effective when initiated as early as possible and conducted in a manner that involves the local community. Involving locals in the discussion and decision making process helps with their understanding of what is being proposed in terms of the development process. **The consultation and discussion process should have already started, with the results incorporated into the CMP first draft submitted to the Council for discussion and sign off.** This communication should then be ongoing during the works, with neighbours and any community liaison groups being regularly updated with programmed works and any changes that may occur due to unforeseen circumstances through newsletters, emails and meetings.

Please note that for larger sites, details of a construction working group may be required as a separate S106 obligation. If this is necessary, it will be set out in the S106 Agreement as a separate requirement on the developer.

Cumulative impact

Sites located within high concentrations of construction activity that will attract large numbers of vehicle movements should consider establishing contact with other sites in the vicinity in order to manage traffic routeing and volumes. Developers in the Tottenham Court Road area have done this to great effect.

The Council can advise on this if necessary.

13. Consultation

The Council expects meaningful consultation. For large sites, this may mean two or more meetings with local residents **prior to submission of the first draft CMP**.

Evidence of who was consulted, how the consultation was conducted and a summary of the comments received in response to the consultation. Details of meetings including minutes, lists of attendees etc. must be included.

In response to the comments received, the CMP should then be amended where appropriate and, where not appropriate, a reason should be given. The revised CMP should also include a list of all the comments received. Developers are advised to check proposed approaches to consultation with the Council before carrying them out. If your site is on the boundary between boroughs then we would recommend contacting the relevant neighbouring planning authority.

Please provide details of consultation of draft CMP with local residents, businesses, local groups (e.g. residents/tenants and business associations) and Ward Councillors.

See Letter attached

14. Construction Working Group

Please provide details of community liaison proposals including any Construction Working Group that will be set up, addressing the concerns of the community affected by the works, the way in which the contact details of the person responsible for community liaison will be advertised to the local community, and how the community will be updated on the upcoming works i.e. in the form of a newsletter/letter drop, or weekly drop in sessions for residents.

The contact details for the site project manager responsible for the day to day running of the site will be displayed on the site hoarding. A copy of the construction program is appended to this document.

15. Schemes

Please provide details of any schemes such as the 'Considerate Constructors Scheme', such details should form part of the consultation and be notified to the Council. Contractors will also be required to follow the "Guide for Contractors Working in Camden" also referred to as "Camden's Considerate Contractors Manual".

The IMKO London Ltd is registered with the Considerate Construction Scheme (Reg. N 00928).

16. Neighbouring sites

Please provide a plan of existing or anticipated construction sites in the local area and please state how your CMP takes into consideration and mitigates the cumulative impacts of construction in the vicinity of the site. The council can advise on this if necessary.

15 Glenmore Road is planning Basement construction approx. at the same time as N13. IMKO London Ltd to liaise with N15 Structural Engineers, PW Surveyors and Contractor to establish best work method

Transport

This section must be completed in conjunction with your principal contractor. If one is not yet assigned, please leave the relevant sections blank until such time when one has been appointed.

Camden is a CLOCS Champion, and is committed to maximising road safety for Vulnerable Road Users (VRUs) as well as minimising negative environmental impacts created by motorised road traffic. As such, all vehicles and their drivers servicing construction sites within the borough are bound by the conditions laid out in the CLOCS Standard.

This section requires details of the way in which you intend to manage traffic servicing your site, including your road safety obligations with regard to VRU safety. It is your responsibility to ensure that your principal contractor is fully compliant with the terms laid out in the CLOCS Standard. It is your principal contractor's responsibility to ensure that all contractors and sub-contractors attending site are compliant with the terms laid out in the CLOCS Standard.

Checks of the proposed measures will be carried out by the council to ensure compliance. Please refer to the CLOCS Standard when completing this section. Guidance material which details CLOCS requirements can be accessed here, details of the monitoring process are available here.

Please contact CLOCS@camden.gov.uk for further advice or guidance on any aspect of this section.

Please refer to the CLOCS Overview and Monitoring Overview documents referenced above which give a breakdown of requirements.

17. Name of Principal contractor:

IMKO London Ltd

18. Please submit the proposed method for checking operational, vehicle and driver compliance with the CLOCS Standard throughout the duration of the contract (please refer to our CLOCS Overview document in the appendix and CLOCS Standard point 3.4.7).

Contracts

FORS Bronze accreditation as a minimum will be a contractual requirement, FORS Silver or Gold operators will be appointed where possible. Where FORS Bronze operators are appointed, written assurance will be sought from contractors that all vehicles over 3.5t are equipped with additional safety equipment (as per CLOCS Standard P13), and that all drivers servicing the site will have undertaken approved additional training (eg.Safe Urban Driving + 1 x e-learning module OR Work Related Road Risk Vulnerable Road User training + on -cycle hazard awareness course +1 x e-learning module etc.). CLOCS Compliance will be included as a contractual requirement.

Desktop checks

Desktop checks will be made against the FORS database of trained drivers and accredited companies as outlined in the CLOCS Standard Managing Supplier Compliance guide. These will be carried out as per a risk scale based on that outlined in the CLOCS Managing Supplier Compliance guide.

Site checks

A delivery booking system will be used which will require the entry of a FORS ID number in order for a delivery to be booked onto site.

Where the contractors own vehicles and drivers are used the above approach will be modified accordingly.
Collision reporting data will be requested from operators and acted upon when necessary.

19. Please confirm that you as the client/developer and your principal contractor have read and understood the CLOCS Standard and included it in your contracts. Please sign-up to join

the CLOCS Community to receive up to date information on the standard by expressing an interest online.

I confirm that I have included the requirement to abide by the CLOCS Standard in my contracts to my contractors and suppliers:

I confirm that I have read & understood the CLOCS standard and will include the requirement in my contracts with suppliers where applicable and appropriate.

Please contact CLOCS@camden.gov.uk for further advice or guidance on any aspect of this section.

Site Traffic

Sections below shown in blue directly reference the CLOCS Standard requirements. The CLOCS Standard should be read in conjunction with this section.

20. Traffic routing: *"Clients shall ensure that a suitable, risk assessed vehicle route to the site is specified and that the route is communicated to all contractors and drivers. Clients shall make contractors and any other service suppliers aware that they are to use these routes at all times unless unavoidable diversions occur."* (P19, 3.4.5)

Routes should be carefully considered and risk assessed, taking into account the need to avoid where possible any major cycle routes and trip generators such as schools, offices, public buildings, museums etc. Where appropriate, on routes that use high risk junctions (i.e. those that attract high volumes of cycling traffic) installing Trixi mirrors to aid driver visibility should be considered.

Consideration should also be given to weight restrictions, low bridges and cumulative impacts of construction (including neighbouring construction sites) on the public highway network. The route(s) to and from the site should be suitable for the size of vehicles that are to be used.

a. Please indicate routes on a drawing or diagram showing the public highway network in the vicinity of the site including details of links to the Transport for London Road Network (TLRN).

See Plan 2 attached

b. Please confirm how contractors, delivery companies and visitors will be made aware of the route (to and from the site) and of any on-site restrictions, prior to undertaking journeys.

All contractors, delivery companies and visitors will be advised of and required to adhere to the specified route and all the other terms in this plan. All traffic associated with the development will be managed by the Construction Project Manager.

21. Control of site traffic, particularly at peak hours: *"Clients shall consider other options to plan and control vehicles and reduce peak hour deliveries"* (P20, 3.4.6)

Construction vehicle movements are generally acceptable between 9.30am to 4.30pm on weekdays and between 8.00am and 1.00pm on Saturdays). If there is a school in the vicinity of the site or on the proposed access and/or egress routes, then deliveries must be restricted to between 9.30am and 3pm on weekdays during term time. (Refer to the *Guide for Contractors Working in Camden*).

A delivery plan should ensure that deliveries arrive at the correct part of site at the correct time. Instructions explaining such a plan should be sent to all suppliers and contractors. Consideration should be given to the location of any necessary holding areas for large sites with high volumes of traffic. Vehicles must not wait or circulate on the public highway. Whilst deliveries should be given set times to arrive, dwell and depart, no undue time pressures should be placed upon the driver at any time.

a. Please provide details of the typical sizes of all vehicles and the approximate frequency and times of day when they will need access to the site, for each phase of construction. You should estimate the average daily number of vehicles during each major phase of the work, including their dwell time at the site. High numbers of vehicles per day and/or long dwell times may require vehicle holding procedures.

Construction vehicle movements will be restricted to between 9.30am to 3.00pm on weekdays

The expected construction vehicles required to access the site during construction are follows:

- Grab Lorry – approximately 8m long and d 2.5 m wide, approx. 2 collections per week with a dwell time of 15 minutes.
- Concrete lorries – these will be a standard ready mixed lorry with an approximate size of 8.4 m long by 2.4 m wide, 2 deliveries for Basement Slab with a dwell time of 30 minutes.
- Vehicles with general building material, approx. 2 deliveries per week, size as above with dwell time of 10 minutes.

b. Please provide details of other developments in the local area or on the route.

N/A

c. Please outline the system that is to be used to ensure that the correct vehicle attends the correct part of site at the correct time.

All suppliers and contractors will be advised of delivery times upon appointment and at time of booking deliveries. Any vehicles, which arrive at the site outside of the planned delivery hours will be, send away and given an alternative delivery slot.

d. Please identify the locations of any off-site holding areas (an appropriate location outside the borough may need to be identified, particularly if a large number of delivery vehicles are

expected) and any measures that will be taken to ensure the prompt admission of vehicles to site in light of time required for any vehicle/driver compliance checks. Please refer to question 24 if any parking bay suspensions will be required for the holding area.

Due to the relatively low of planned construction traffic, it is our opinion that we will not require an off-site holding area.

e. Please provide details of any other measures designed to reduce the impact of associated traffic (such as the use of construction material consolidation centres).

The site project manager will investigate the potential for using construction material consolidation centres and other measures such as electric vehicles to reduce the impact of traffic associated with the development works.

22. Site access and egress: *"Clients shall ensure that access to and egress from the site is appropriately managed, clearly marked, understood and clear of obstacles."* (P18, 3.4.3)

Vehicles entering and leaving the site should be carefully managed, using gates that are clearly marked and free from obstacles. Traffic Marshalls must ensure the safe passage of pedestrians, cyclists and other traffic when vehicles are entering and leaving site, particularly if reversing.

a. Please detail the proposed access and egress routes to and from the site

See Plan 2 attached

b. Please describe how the access and egress arrangements for construction vehicles will be managed.

All vehicle movements to and from the loading area and all loading activities will be supervised by a trained banksman who will manage the interaction between construction vehicles, pedestrians and other road users.

c. Please provide swept path drawings for any tight manoeuvres on vehicle routes to and from the site including proposed access and egress arrangements at the site boundary (if necessary).

As per Plan 3 attached

d. Provision of wheel washing facilities should be considered if necessary. If so, please provide details of how this will be managed and any run-off controlled.

As vehicles will not access the site wheel washing facilities will not be required. However, the contractor will be responsible for cleaning the road adjacent to the site on a regular basis during construction.

23. Vehicle loading and unloading: *"Clients shall ensure that vehicles are loaded and unloaded on-site as far as is practicable."* (P19, 3.4.4)

If this is not possible, Traffic Marshalls must ensure the safe passage of pedestrians, cyclists and motor traffic in the street when vehicles are being loaded or unloaded.

Please provide details of the parking and loading arrangements for construction vehicles with regard to servicing and deliveries associated with the site (e.g. delivery of materials and plant, removal of excavated material). This is required as a scaled site plan, showing all points of access and where materials, skips and plant will be stored, and how vehicles will access and egress the site. If loading is to take place off site, please identify where this is due to take place and outline the measures you will take to ensure that loading/unloading is carried out safely. Please outline in question 24 if any parking bay suspensions will be required.

During muck-away a grab lorry will stop on the road in front of spoil box on suspended parking bay to collect spoil. Banksman will be standing at both ends of the Glenmore Road to redirect the traffic.
Concrete will be delivered by concrete mixer and this vehicle will stop on suspended parking bay. Concrete will be pumped over the footway into the site.

Delivery truck will stop on suspended parking bay

Highway interventions

Please note that Temporary Traffic Orders (TTOs) and hoarding/scaffolding licenses may be applied for prior to CMP submission but won't be granted until the CMP is signed-off.

24. Parking bay suspensions and temporary traffic orders

Please note, parking bay suspensions should only be requested where absolutely necessary. Parking bay suspensions are permitted for a maximum of 6 months, requirement of exclusive access to a bay for longer than 6 months you will be required to obtain Temporary Traffic Order (TTO) for which there is a separate cost.

Please provide details of any proposed parking bay suspensions and TTO's which would be required to facilitate construction. **Building materials and equipment must not cause obstructions on the highway as per your Considerate Contractors obligations unless the requisite permissions are secured.**

Information regarding parking suspensions can be found here.

As per Plan 3, parking bay to be suspended in front of N13, 5m long and suspended for 5 months is for muck-away. Parking bay to be suspended in front of N11, 5m long and suspended for 5 months is for delivery of materials

25. Scaled drawings of highway works

Please note that use of the public highway for storage, site accommodation or welfare facilities is at the discretion of the Council and is generally not permitted. If you propose such use you must supply full justification, setting out why it is impossible to allocate space on-site. You must submit a detailed (to-scale) plan showing the impact on the public highway that includes the extent of any hoarding, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements. We prefer not to close footways but if this is unavoidable, you should submit a scaled plan of the proposed diversion route showing key dimensions.

a. Please provide accurate scaled drawings of any highway works necessary to enable construction to take place (e.g. construction of temporary vehicular accesses).

No highway works are necessary.

b. Please provide details of all safety signage, barriers and accessibility measures such as ramps and lighting etc.

Appropriate hoarding with lighting and signage will be provided around the site, in accordance with relevant guidance.

26. Diversions

Where applicable, please supply details of any diversion, disruption or other anticipated use of the public highway during the construction period (alternatively a plan may be submitted).

No diversions or disruptions are anticipated.

27. VRU and pedestrian diversions, scaffolding and hoarding

Pedestrians and/or cyclist safety must be maintained if diversions are put in place. Vulnerable footway users should also be considered. These include wheelchair users, the elderly, those with walking difficulties, young children, those with prams, the blind and partially sighted. Appropriate ramping must be used if cables, hoses, etc. are run across the footway.

Any work above ground floor level may require a covered walkway adjacent to the site. A licence must be obtained for scaffolding and gantries. The adjoining public highway must be kept clean and free from obstructions. Lighting and signage should be used on temporary structures/skips/hoardings etc.

A secure hoarding will generally be required at the site boundary with a lockable access.

a. Please provide details describing how pedestrian and cyclist safety will be maintained, including any proposed alternative routes (if necessary), and any Traffic Marshall arrangements.

A secure hoarding will be in place at the site boundary but it will not impede on pedestrian or cycling routes. Traffic marshals will be in place to manage the movement of vehicle and the interaction of deliveries with other highway users.

b. Please provide details of any temporary structures which would overhang the public highway (e.g. scaffolding, gantries, cranes etc.) and details of hoarding requirements or any other occupation of the public highway.

Temporary structure to be built over public walkway to encase conveyor belt with spoil box encased in hoarding and located on suspended bay.

See Plan 4

SYMBOL IS FOR INTERNAL USE

Environment

To answer these sections please refer to the relevant sections of **Camden's Minimum Requirements for Building Construction (CMRBC).**

28. Please list all noisy operations and the construction method used, and provide details of the times that each of these are due to be carried out.

See attached report (Predicted noise levels without / with mitigation)

29. Please confirm when the most recent noise survey was carried out (before any works were carried out) and provide a copy. If a noise survey has not taken place please indicate the date (before any works are being carried out) that the noise survey will be taking place, and agree to provide a copy.

See attached report (Predicted noise levels without / with mitigation)

30. Please provide predictions for noise and vibration levels throughout the proposed works.

See attached report (Predicted noise levels without / with mitigation)

31. Please provide details describing mitigation measures to be incorporated during the construction/demolition works to prevent noise and vibration disturbances from the activities on the site, including the actions to be taken in cases where these exceed the predicted levels.

See attached report (Predicted noise levels without / with mitigation)

32. Please provide evidence that staff have been trained on BS 5228:2009

NA

33. Please provide details on how dust nuisance arising from dusty activities, on site, will be prevented.

Regular inspection of the footpath and highway wil be carried out by the management team and surfaces will be cleaned by hand broom and damping down on a daily basis or when necessary.

- Internal combustion plant and vehicles will not be left running unnecessarily.
- Only well maintained delivery vehicles and plant will be used on site to minimize exhaust fumes.
- Earthworks, excavation and digging activities should be kept damp and, if possible, be avoided during exceptionally dry weather periods.
- Handling of fine, powdery and dry materials will be planned and kept to a minimum to ensure that unnecessary handling doesn't occur, handling areas are to be kept clean and water damping methods to be employed where necessary. Material will be stored inside or under sheeting to protect from wind.
- Chutes, skips and conveyor transfer points, drop heights will be kept to a minimum and enclosed where possible, damping down to be employed generally.
- Demolition, the areas to be demolished will sprayed prior to and during demolition, careful consideration will be employed to minimise pollution, migration of duct and noise, i.e. hand or mechanical plant. Waste material will be stored and covered with sheeting and be removed from site as quickly as practically possible.
- Cutting, grinding, drilling, sawing, planning and sanding on site will be avoided where possible by prefabrication, equipment and techniques that minimise dust emissions, using best available dust suppression measures will be employed.

34. Please provide details describing how any significant amounts of dirt or dust that may be spread onto the public highway will be prevented and/or cleaned.

See measures above.

35. Please provide details describing arrangements for monitoring of noise, vibration and dust levels.

· Erection of site hoarding to act as minor acoustic screen.
· Use of super silenced plant where feasible.
· Use of well-maintained modern plant.
· Site operatives to be well trained to ensure that noise minimisation and BPM's are implemented.

· Effective noise and vibration monitoring to be implemented.

· Reducing the need to adopt percussive and vibrating machinery.

· Vehicles not to be left idling.
· All loads entering and leaving the site to be covered.
· Measures to be adopted to prevent site runoff of water or mud.
· Water to be used as a dust suppressant.
· Cutting equipment to use water as suppressant or suitable local exhaust ventilation system.

· Skips to be covered.
· Drop heights to be minimised during deconstruction.

· Set up and monitor effective site monitoring of dust emissions.
· Working hours to be restricted as required by the Local Authority.

36. Please confirm that a Risk Assessment has been undertaken at planning application stage in line with the GLA's Control of Dust and Emissions Supplementary Planning Guidance (SPG), and the risk level that has been identified, with evidence. Please attach the risk assessment as an appendix if not completed at the planning application stage.

Having read through the SPG "The control of Dust & Emissions During Construction & Demolition" and considered the frame work to evaluate the potential risks, it is our that the categorised works, Demolition, Earthworks. Construction and Trackout all fall under the low risk heading, thus categorising the works as "insignificant". Also, demolition is a high-risk activity , and given that the remaining works on site could be classed as "strip out" then this will reduce the risk factors.

37. Please confirm that all of the GLA's 'highly recommended' measures from the SPG document relative to the level of risk identified in question 36 have been addressed by completing the GLA mitigation measures checklist.

We confirm that all that all of the GLA's recommended measures from the SPG document have been addressed.

38. If the site is a 'High Risk Site', 4 real time dust monitors will be required. If the site is a 'Medium Risk Site', 2 real time dust monitors will be required. The risk assessment must take account of proximity to sensitive receptors (e.g. schools, care homes etc), as detailed in the SPG. Please confirm the location, number and specification of the monitors in line with the SPG and confirm that these will be installed 3 months prior to the commencement of works, and that real time data and quarterly reports will be provided to the Council detailing any exceedances of the threshold and measures that were implemented to address these.

NA

39. Please provide details about how rodents, including rats, will be prevented from spreading out from the site. You are required to provide information about site inspections carried out and present copies of receipts (if work undertaken).

No evidence of rodent activity has been noticed/recorded during regular site visits over the last 3 months. See report attached

40. Please confirm when an asbestos survey was carried out at the site and include the key findings.

See Report Attached

41. Complaints often arise from the conduct of builders in an area. Please confirm steps being taken to minimise this e.g. provision of a suitable smoking area, tackling bad language and unnecessary shouting.

-"No smoking" signs will be displayed in all workplaces and vehicle, operatives will not be permitted to smoke in enclosed work premises or shared vehicles, a dedicated unsheltered area will be provided outside with a sand bucket for extinguishing cigarettes.

-Bad language and shouting will be dealt with by way of verbal and written warnings by the site manager, if an operative continues with unsociable behaviour they will be removed from site.

42. If you will be using non-road mobile machinery (NRMM) on site with net power between 37kW and 560kW it will be required to meet the standards set out below. The standards are

applicable to both variable and constant speed engines and apply for both PM and NOx emissions.

From 1st September 2015

(i) Major Development Sites – NRMM used on the site of any major development will be required to meet Stage IIIA of EU Directive 97/68/EC

(ii) Any development site within the Central Activity Zone - NRMM used on any site within the Central Activity Zone will be required to meet Stage IIIB of EU Directive 97/68/EC

From 1st September 2020

(iii) Any development site - NRMM used on any site within Greater London will be required to meet Stage IIIB of EU Directive 97/68/EC

(iv) Any development site within the Central Activity Zone - NRMM used on any site within the Central Activity Zone will be required to meet Stage IV of EU Directive 97/68/EC

Please provide evidence demonstrating the above requirements will be met by answering the following questions:

a) Construction time period : 26 weeks.
b) Is the development within the CAZ? (Y/N): No

c) Will the NRMM with net power between 37kW and 560kW meet the standards outlined above? (Y/N): No

d) Please provide evidence to demonstrate that all relevant machinery will be registered on the NRMM Register, including the site name under which it has been registered: NA

e) Please confirm that an inventory of all NRMM will be kept on site and that all machinery will be regularly serviced and service logs kept on site for inspection: NA

f) Please confirm that records will be kept on site which details proof of emission limits, including legible photographs of individual engine plates for all equipment, and that this documentation will be made available to local authority officers as required: NA

SYMBOL IS FOR INTERNAL USE

Agreement

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed in writing by the Council. This may require the CMP to be revised by the Developer and reapproved by the Council. The project manager shall work with the Council to review this Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council in writing and complied with thereafter.

It should be noted that any agreed Construction Management Plan does not prejudice further agreements that may be required such as road closures or hoarding licences.

Please notify that council when you intend to start work on site. Please also notify the council when works are approximately 3 months from completion.

Signed: .....

Date: .....

Print Name: .....

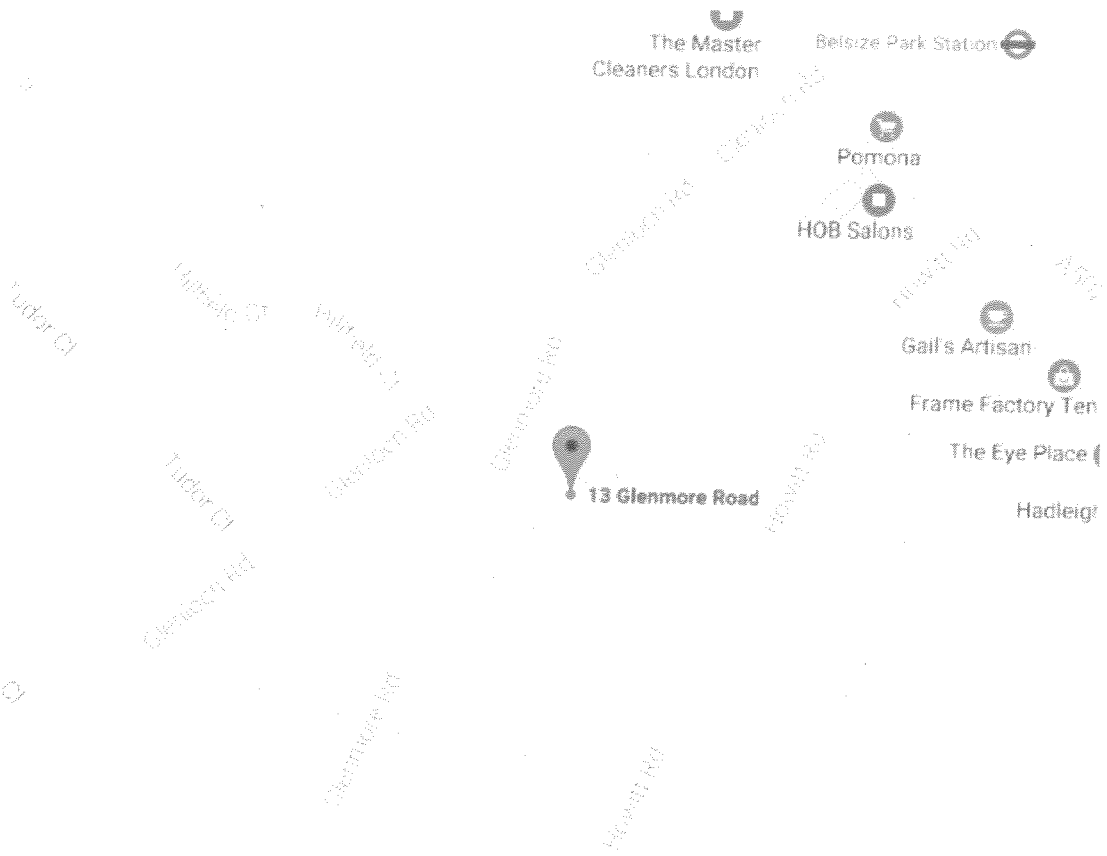
Position: .....

Please submit to: planningobligations@camden.gov.uk

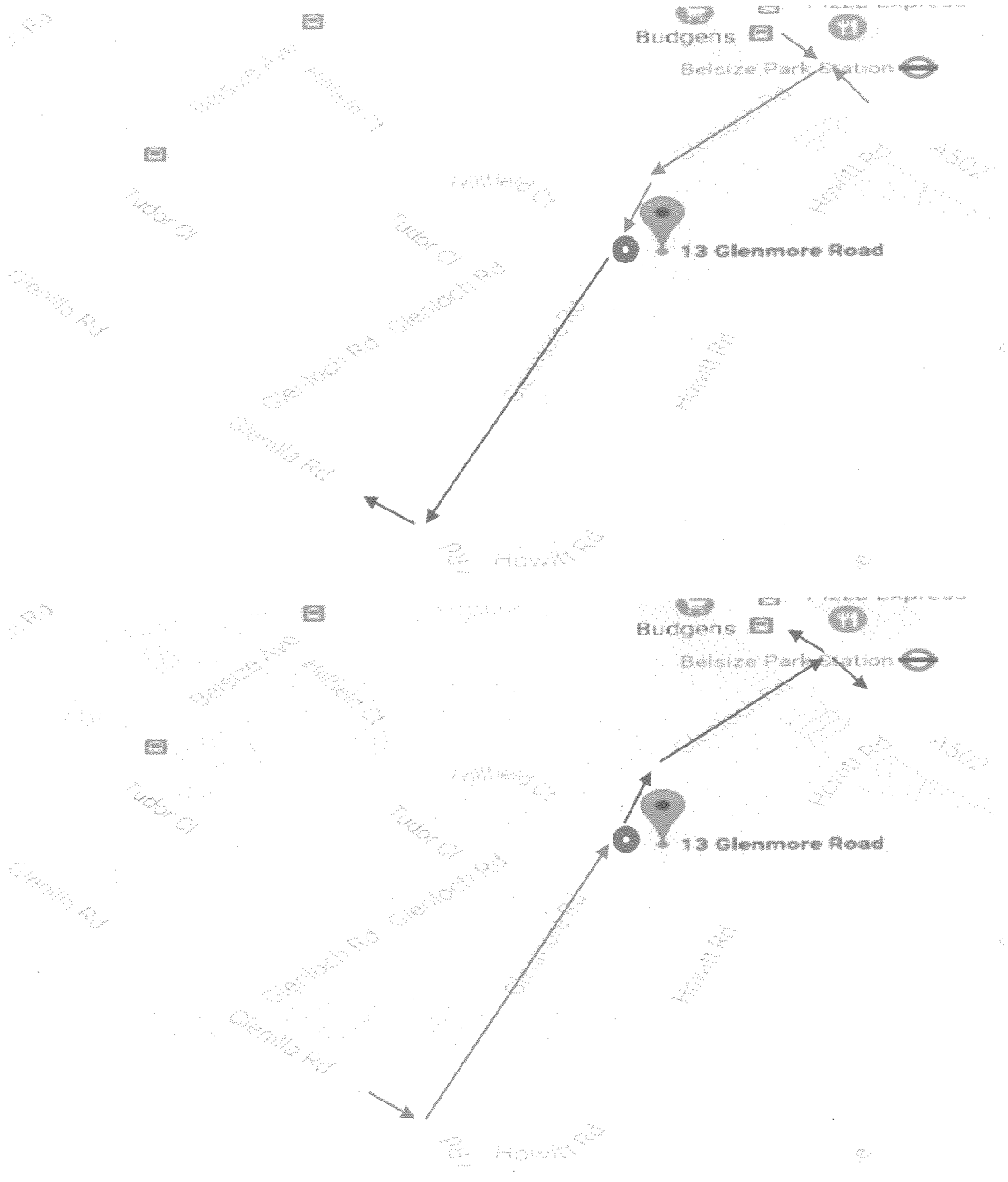
End of form.

Camden

Plan 1 - Local Network



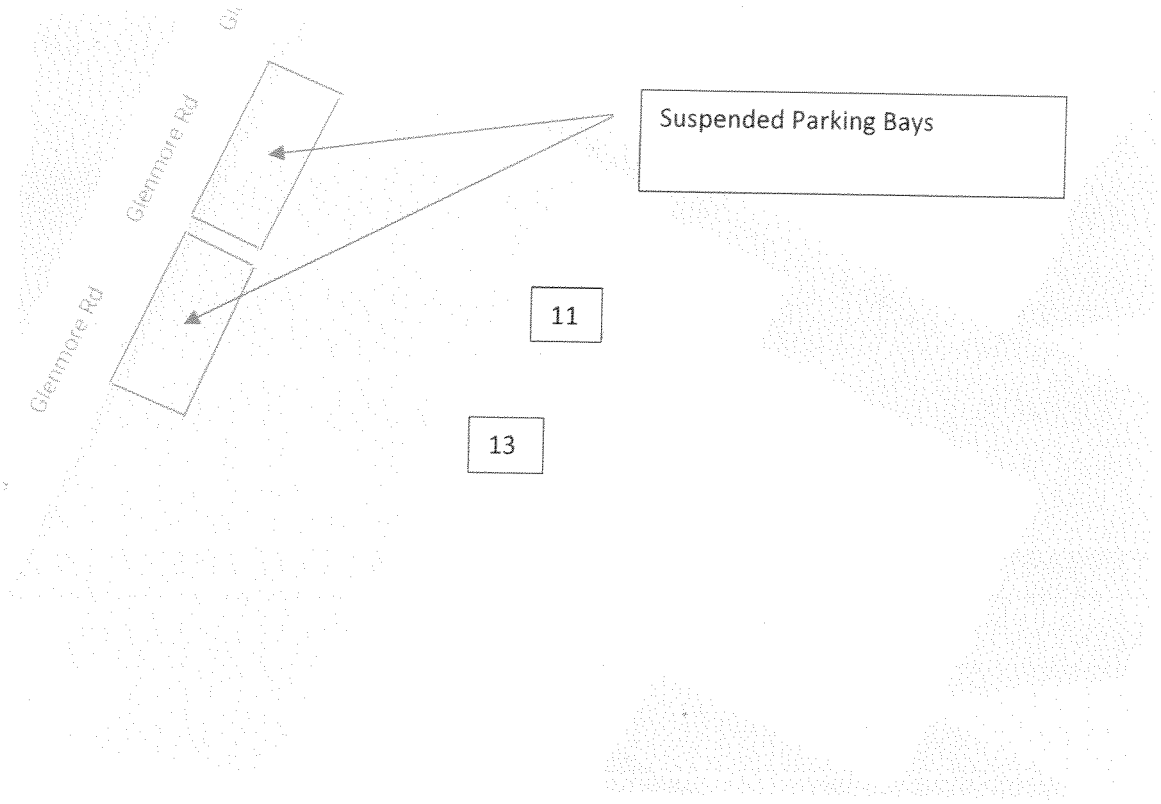
Plan 2 – Delivery Routes

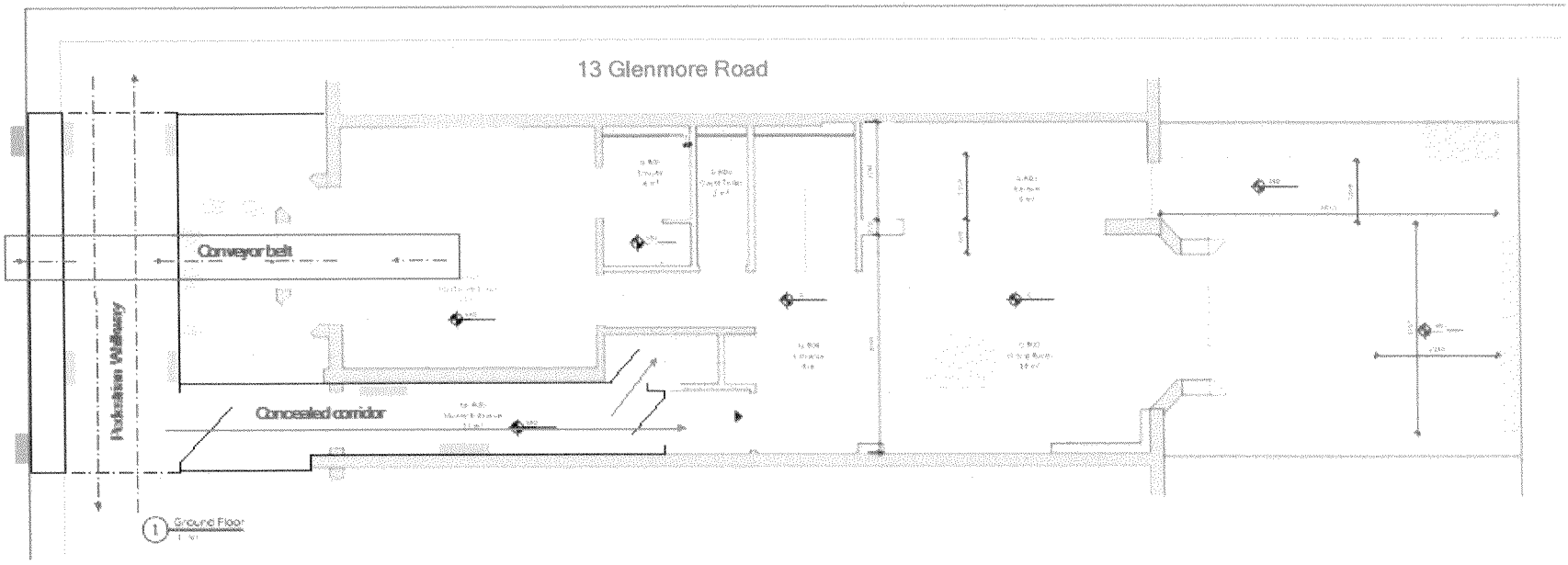


Way In

Way Out

Plan 3 - Parking Bay Suspension




13 Glenmore Road
Conveyor belt
Pedestrian Walkway
Concealed corridor
1 Ground Floor

Trinity Alexander Group

"turning the commercial world green"

Refurbishment and Demolition Asbestos Survey

13 Glenmore Rd, London NW3 4BY

Site Ref: TAG/0000TT3117

Date: 24th February 2017

PLEASE PRINT IN COLOUR ONLY

Sample Analysis by Independent UKAS Accredited Laboratory

Trinity Alexander Group, 82 Windermere Road, Coulsdon, Surrey, CR5 2JB Telephone: 07808 292 535 Email: asbestos@tagepc.co.uk

www.tagepc.co.uk

LIST OF CONTENTS

1.0 SUMMARY

Trinity Alexander Group undertook a Refurbishment and Demolition Survey at 13 Glenmore Rd, London NW3 4BY. The property comprises of a ground floor traditional brick built flat with a separate entrance to the basement store area. The survey was carrie out by Mr Terry Tsakistras on the 24th February 2017.

Trinity Alexander Group is a specialist Asbestos Surveying Company providing a comprehensive asbestos surveying service to professionals active in the property management and development sectors.

Our company is a specialist asbestos-surveying consultancy that has tailored it services to provide a cost-effective, efficient and reliable resource for duty/lease holders.

We will identify where asbestos is present in your building and provide risk assessments in accordance with government guidelines (HSG 264 and HSG 227).

With such an emotive issue as asbestos we are renowned for our discretion

1.1 Contact Point at Trinity Alexander Group – *General*

In the event of any queries regarding this report please contact:

Terry Tsakistras
Environmental Surveyor

Telephone: 0780 8292 535
Facsimile: 0797 418 2403
Email: asbestos@tagepc.co.uk

1.2 Register of Inspections

Trinity Alexander Group has undertaken a Refurbishment and Demolition Survey. A register of inspections has been provided. For each location within the surveyed building, we have assigned one of following three statuses:

a) Asbestos Detected, with the type of material identified in red,
b) No Asbestos Detected
c) No access provided. These locations should be treated as if asbestos was detected.

1.3 Asbestos Registers (Management Surveys Only)

Where asbestos containing materials have been detected, you will find a reference to an individual asbestos register sheet. Each incidence of asbestos detected has been assigned a material assessment score and a recommendation, which we believe is commensurate with the risk.

If the material deteriorates or is subject to damage, then a procedure should exists for the register and the risk assessment to be revised and appropriate action taken.

Guidance on the subsequent re-inspection frequency has been provided.

The register should be seen as a live working document and not an historical record of asbestos containing materials within the building on the date of the survey. As such it should, be up-dated to include data on remedial action such as encapsulation and removal activity.

Failure to maintain current records is likely to involve a breach of the Control of Asbestos Regulations 2006, i.e. a duty to "keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos containing materials on the premises.

1.4 Asbestos Management Plan

1) The Asbestos Register for the common parts should be made available to any of your employees and sub-contractors who may be liable to disturb any asbestos containing material detected during the course of this survey.

2) The provision of asbestos awareness courses to your employees and subcontractors is recommended. This will assist you to fulfill your duty to manage the risk of asbestos exposures within your premises.

3) As part of the responsibility to manage asbestos within a building we recommend that all incidences be labeled.

4) A permit to work system should be implemented; this should be designed to avoid the accidental damage to asbestos arising from maintenance activities.

5) A custodian for the register should be identified and a system should be employed which allows amendments to be authorised, in the form a controlled document.

6) A recommended period of re-inspection has been provided for each incidence of asbestos detected during this survey.

Report prepared by

T Bakistras

Terry Tsakistras
Director

2.0 SURVEY OBJECTIVES

The Health and Safety Executive has published a document entitled "Asbestos: The Survey Guide, HSG264". This supports the Control of Asbestos Regulations 2006, which introduce an ***explicit*** duty to manage the risk from asbestos containing materials in premises.

This document contains practical guidance on surveying for asbestos containing materials in workplace premises and identifies three distinct categories of asbestos surveys:

Asbestos surveys within buildings are conducted as either part of the safe management of the day-to-day maintenance activities within the facility (i.e Management Survey) or as part of the planned demolition or refurbishment of the building (i.e. Refurbishment and Demolition Surveys).

2.1 Pre-demolition/major refurbishment surveys: Full Access Sampling and Identification Survey.

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2006 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc). In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure.

Aggressive inspection techniques will be needed to lift carpets and tiles, breakthrough walls, ceilings, cladding and partitions, and open up floors. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimize risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (i.e. in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (e.g. holidays) and the work not undertaken until the next holiday period. Also, a demolition survey may be conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome.

2.2 *Management Asbestos Survey*: Standard Sampling, Identification and Assessment Survey *(sampling survey)*

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. **A refurbishment survey will be required for all work which disturbs the fabric of the building** in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the duty holder.

3.0 TYPE OF ASBESTOS SURVEY TO BE UNDERTAKEN

For the purposes of this project, we have undertaken a Refurbishment and Demolition Survey. Given the eventual and substantial refurbishment of this site, we have not undertaken any re instatement or made any reasonable damage to non-asbestos materials that may have occurred in the pursuit of our project objectives. It is also assumed that all asbestos containing materials that have been detected will be removed, and therefore risk assessments have not been prepared.

3.1 Elements surveyed within the building

In the absence of a specific brief from the client, the standard areas for inspection were:

Internal partitions Roof linings
Boiler Flues Ceiling tiles
Beam casings Ceiling return panels
Soffits Fire cells
Thermal insulation Windowsills
Riser shafts Heater units
False ceilings Bulkheads
Door Panels Seals and gaskets
External roofs and gutters Drain pipes
Roof Spaces Floor Spaces
Artex Coatings Thermoplastic Floor Tiles

3.2 Areas and structures not included in the survey

Given the way in which asbestos containing materials have been used in concealed and composite structures during the construction of buildings, asbestos may only be detected during the course of subsequent demolition. **Care should be exercised during the demolition of ceiling, cavity walls and removal of floorboards, in case concealed features, such as piped services and fire-resistant linings are present.**

Fire doors

Some fire doors may contain an inner sandwich layer of asbestos that is not often visible without partially dismantling doors. As this is not often possible, this should be borne in mind during fire door replacement, especially doors on boiler rooms, etc.

Soil pipes

In some circumstances, asbestos has been used as a packing/jointing material to pipe collars. These are difficult to detect unless they are systemically and destructively tested.

Electrical switch gear and electrical storage heaters

It is common for heavy-duty fuse boxes to contain woven asbestos materials as a backing behind the fuses. Similarly, storage heaters can contain asbestos materials. For safety reasons these are not sampled but will be visually assessed if safe to do so.

4.0 ASBESTOS SURVEY METHODOLOGY

The objective was to identify asbestos materials by visual examination and where appropriate obtain representative samples for analysis. Analysis was achieved by employing standard polarised light microscopy and dispersion staining at the premises of our preferred Laboratory partner, in accordance with accreditation under the United Kingdom Accreditation Scheme (UKAS). Details can be provided upon request.

4.1 Bulk Sampling

Careful sampling procedures and techniques are important if the survey is going to be executed in a successful and safe manner. It is important that the sampling activity is undertaken in such a manner that the following objectives are achieved:

- *A representative sample of the material is obtained. For example, with respect to thermal insulation, it is important that complete core samples, rather than superficial samples are obtained.*

- *Sampling is undertaken in such a way that cross-contamination is prevented and erroneous results are not produced.*

- *Sampling is undertaken in a manner that does not place the surveyor or any third party at risk. Careless sampling will give rise to the unnecessary release of asbestos.*

Further details on sampling and safety protocols are established in our "Code of Practice for Asbestos Surveying".

5.0 SAMPLE LIST

Sample Reference TAG/A/TT/01- Basement - Floor To Storeroom

The bulk sample of cement product taken from the floor has proven negative to contain asbestos. *No Asbestos Detected.* Therefore no further action is required for this material.

Sample Reference TAG/A/TT/02 - Basement - Ceiling To Storeroom

The bulk sample of plaster taken from the ceiling has proven negative to contain asbestos. *No Asbestos Detected.* Therefore no further action is required for this material.

Sample Reference TAG/A/TT/03 - Ground Floor - Bedroom Coating To Wall

The bulk sample of plaster taken from the walls has proven negative to contain asbestos. *No Asbestos Detected.* Therefore no further action is required for this material.

Sample Reference TAG/A/TT/04 - Ground Floor - Kitchen Floor

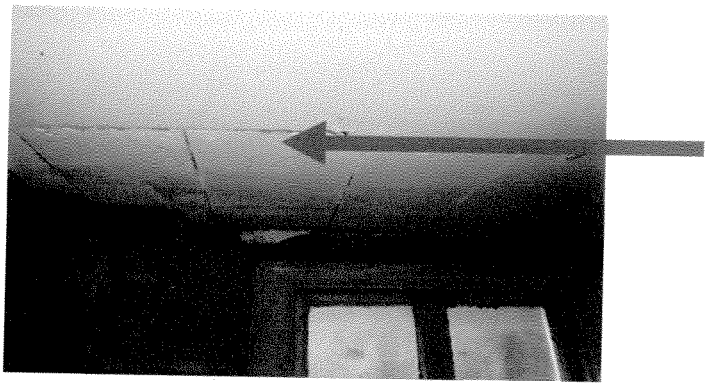
The bulk sample of cement product taken from the floor has proven negative to contain asbestos. *No Asbestos Detected.* Therefore no further action is required for this material.

Trinity Alexander Group, 82 Windermere Road, Coulsdon, Surrey, CR5 2JB Telephone: 07808 292 535 Email: asbestos@tagepc.co.uk

www.tagepc.co.uk

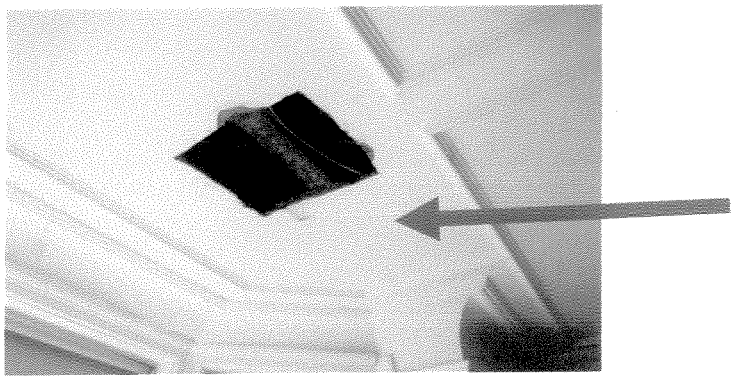
6.0 PHOTOGRAPHS

Location Ref 1: Sample TAG/A/01 – Cellar Store Area - *NO ASBESTOS DETECTED.*



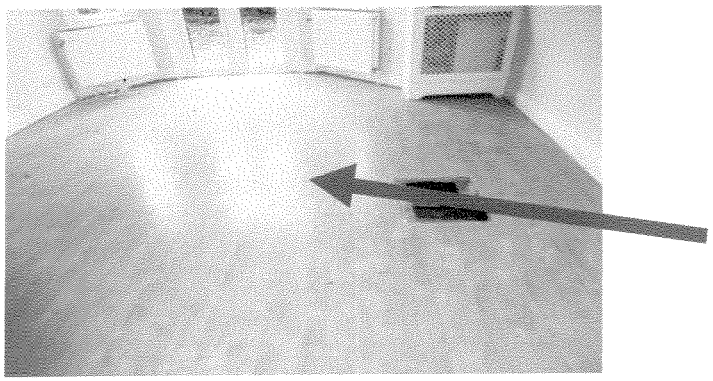
Location Ref 1: Sample TAG/A/02 – Cellar Store Area - *NO ASBESTOS DETECTED.*

Location Ref 2: Visual Inspection- Hall - *NO ASBESTOS DETECTED.*

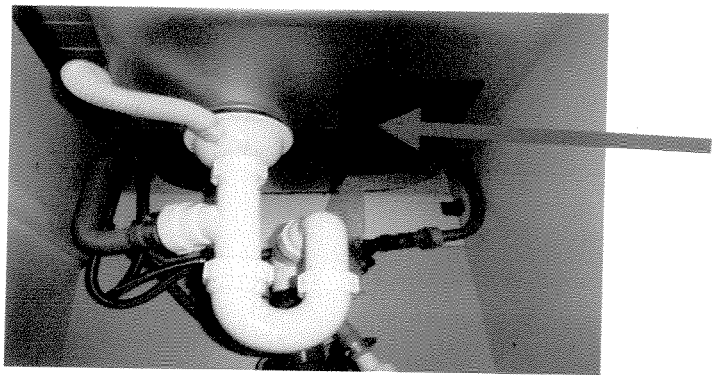


Location Ref 3: Visual Inspection- Master Bedroom - *NO ASBESTOS DETECTED.*

Location Ref 5: Visual Inspection- Bathroom - *NO ASBESTOS DETECTED.*



Location Ref 6: Visual Inspection- Living/ Dining Room - *NO ASBESTOS DETECTED.*



Location Ref 7: Visual inspection- Kitchen - *NO ASBESTOS DETECTED.*

Location Ref 7: Sample TAG/A/04 – Kitchen - *NO ASBESTOS DETECTED.*

Location Ref 8: Visual Inspection- External Elements - *NO ASBESTOS DETECTED.*

APPENDIX A: REGISTER OF INSPECTIONS

CLIENT:	Christina Edge	**SURVEY DATE**	24th February 2017
SITE DETAILS:		**SURVEYOR:**	Terry Tsakistras
	13 Glenmore Rd	**SURVEY TYPE:**	Refurbishment and Demolition
	London	**REF:**	TAG/RAD/0000TT3117
		PAGE	1 of 1
POST CODE:	NW3 4BY		

Loc/ref	Location Description	Sample No / Element Inspected	Type of Asbestos Detected	UARN	Notes
		BASEMENT			
1	CELLAR STORE AREA	SAMPLE TAG/A/TT01 CEMENT PRODUCTS TO FLOOR	*NO ASBESTOS DETECTED*	n/a	n/a
		SAMPLE TAG/A/TT02 PLASTER PRODUCTS TO CEILING			
		GROUND FLOOR			
2	HALL	VISUAL INSPECTION/ ALL ELEMENTS	*NO ASBESTOS DETECTED*	n/a	n/a
3	MASTER BEDROOM	VISUAL INSPECTION/ ALL ELEMENTS	*NO ASBESTOS DETECTED*	n/a	n/a
4	BEDROOM	SAMPLE TAG/A/TT03 PLASTER PRODUCTS TO WALL	*NO ASBESTOS DETECTED*	n/a	n/a
5	BATHROOM	VISUAL INSPECTION/ ALL ELEMENTS	*NO ASBESTOS DETECTED*	n/a	n/a
6	LIVING/ DINING ROOM	VISUAL INSPECTION/ ALL ELEMENTS	*NO ASBESTOS DETECTED*	n/a	n/a
7	KITCHEN	SAMPLE TAG/A/TT04 CEMENT PRODUCTS TO FLOOR	*NO ASBESTOS DETECTED*	n/a	n/a
		GROUND FLOOR EXTERNAL ELEMENTS			
8	EXTERNAL ELEMENTS	VISUAL INSPECTION/ ALL ELEMENTS	*NO ASBESTOS DETECTED*	n/a	n/a

APPENDIX B: ASBESTOS LEGISLATION - OVERVIEW

The Control of Asbestos Regulations 2006 outlines a specific requirement for all non-domestic property owners to have registers prepared for their premises. This regulation has been implemented and there is an *explicit duty* for premises to hold a current asbestos register.

The regulation places the following duties on persons in control of non-domestic premises to:

- Take reasonable steps to determine the location of materials likely to contain asbestos.
- Presume materials to contain asbestos unless a reasoned argument to the contrary can be made
- Make and maintain a written record of the location of asbestos and presumed asbestos materials. It will be a requirement to maintain this register, in that the condition of asbestos materials should be kept under regular review.
- Monitor the condition of asbestos and presumed asbestos materials.
- Assess the risk of exposure from asbestos and presumed asbestos materials and document the action necessary to ensure:

1. *Any material known or presumed to contain asbestos, which may create a risk of exposure because of its state and location, is repaired or if necessary removed.*

2. *Any material known or presumed to contain asbestos is maintained in a good state of repair.*
3. *Information about the location and condition of material known or presumed to contain asbestos is given to anyone likely to disturb it.*

4. *Procedures and arrangements are in place so that work, which may disturb material known or presumed to contain asbestos, complies with all other requirements of the asbestos regulations.*

APPENDIX C: CERTIFICATES OF ANALYSIS

UKAS TESTING
2343

ams management (GB) LLP
Unit 1, 9 Cannon Lane
Tonbridge, Kent TN9 1PP
Tel: 01732 368359
Fax: 01732 368361
Web: www.ams-management.co.uk

Registered in England and Wales OC311295

ASBESTOS BULK ANALYSIS TEST REPORT

TEST REPORT NUMBER: J033188	Issue No: 01

Report Date: 02.03.17

Client:	Trinity Alexander Group 82 Windermere Road, Coulsdon, Surrey, CR5 2JB
Samples collected by:-	Client
Date samples received by Lab:-	01.03.17
Laboratory Samples Analysed at:-	Tonbridge
Total Number of Samples:-	4

Site/Location:-	13 Glenmore Road, London NW3 4BY
Your Order:-	Tag/A/0000TT3117
Date Sampled:-	N/A
Analysed By:-	Michelle Hawkins
Date Analysed:-	02.03.17

TEST RESULTS

AMS Ref No.	Client Sample ID	Sample Location/Details	Sample/Material Type	Analysis Result	Content
BS097945	TAG/A/TT/01	Basement - Floor To Storeroom	Cement Products	Asbestos Not Detected	Negative
BS097946	TAG/A/TT/02	Basement - Ceiling To Storeroom	Plaster	Asbestos Not Detected	Negative
BS097947	TAG/A/TT/03	Ground Floor - Bedroom Coating To Wall	Plaster	Asbestos Not Detected	Negative
BS097948	TAG/A/TT/04	Ground Floor - Kitchen Floor	Cement Products	Asbestos Not Detected	Negative

.....END.....

Key to fibre content: Trace = Trace asbestos identified (1 to 2 fibres present); **Positive =** Asbestos identified (more than 2 fibres present).

Method: The analysis has been performed using the AMS 'In House' method of transmitted/polarised light microscopy and centre stop dispersion staining(Ref Appendix 2-Technical Procedure of Quality Manual), based on HSG248 and is covered by our UKAS Accreditation.

The following are outside the scope of our UKAS Accreditation:
1. Quantitative fibre content (Guidance on the percentages of asbestos used in various products is available in HSG264)
2. Sample Locations/Details supplied by the client. (AMS do not accept any responsibility for any discrepancy or inaccuracy arising from samples labelled or collected by clients or third parties)
3. Material Type/Description.
4. Any Interpretations or Opinions expressed in this Test Report

Samples are retained for not less than 6 months from date of analysis unless specifically requested otherwise.
This report relates only to the samples tested. This report may not be reproduced except in full, without prior approval of the laboratory

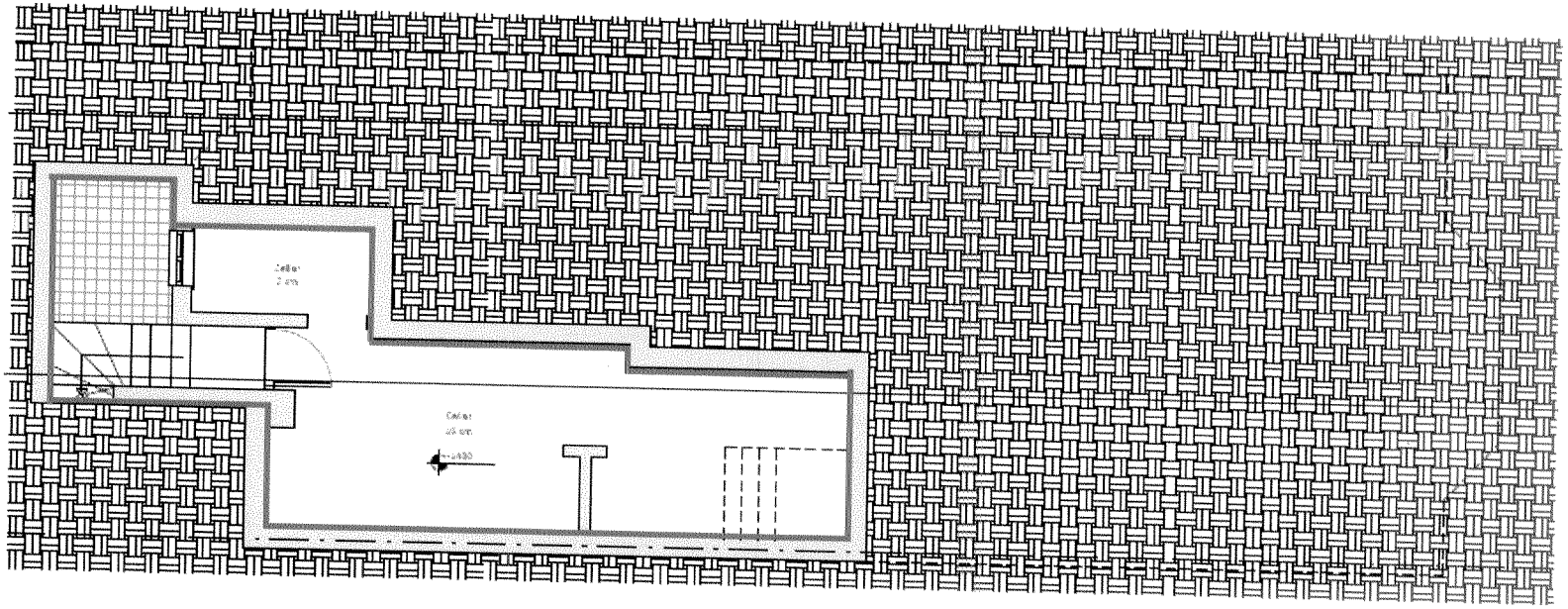
For and on behalf of AMS Management (GB) LLP

Michelle Hawkins

Trinity Alexander Group
"turning the commercial world green"

APPENDIX D: FLOOR PLAN

BASEMENT

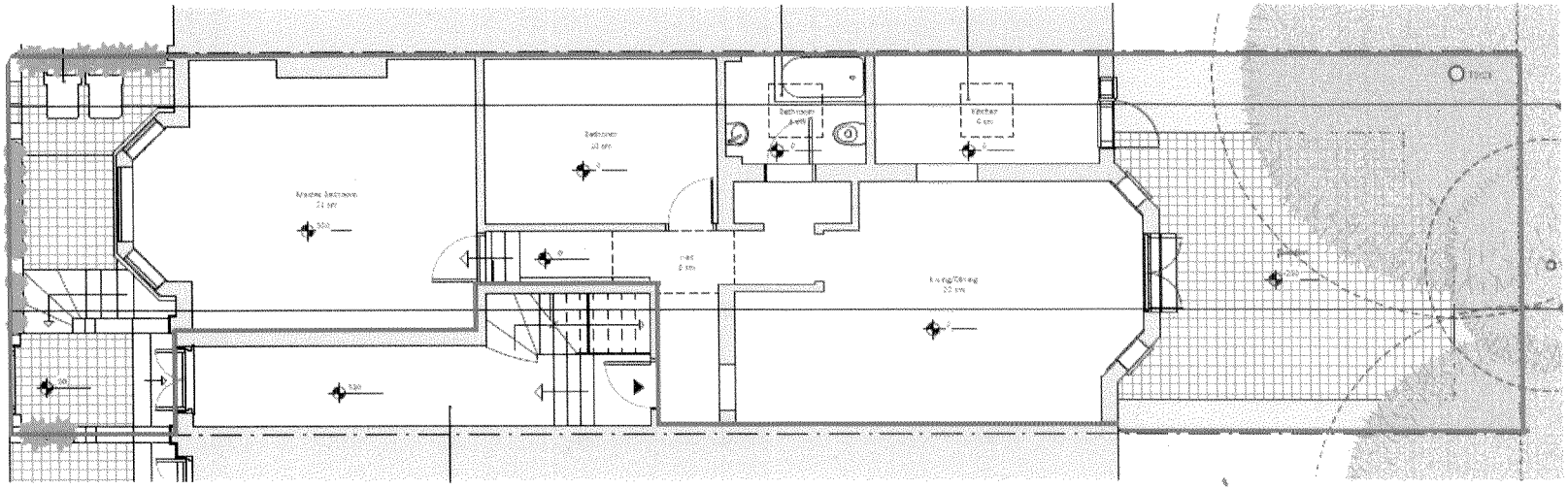


Trinity Alexander Group

"turning the commercial world green"

Refurbishment and Demolition Survey

GROUND FLOOR



greenway services

Date 10/8/17

Time in ____ Time out ____

Contract/Job No.

C/J ____

Site No. ____

Visit No./Year ____

Page ____ of ____

Current Risk Assessment in place? Y ○ N ○

Name: C Ed Ge.

Address: 13 Gle-More Rd

Post Code: NW3 4BY

Inspection Report

Top Copy = Customer 2nd Copy = Greenway Services

Order No.			
Goods £	80		
VAT £	16		
Total £	96		
Payment	Cash	Cheque	Credit/Debit Card

Chargeable Call Y ○ N ○

Completed Y ○ N ○

Pest Elimination Service	Routine ○
Food Service	Contract Call ○
Catering Service	Call-out ✓
Business Service	Follow-up ○
Health Service	Service ○
Home Service	Review Call ○
Electric Fly Control Unit Service ✓	Job ○
Other Service	

PEST ELIMINATION SERVICE

		Yes	No				
Evidence of Pests	○	✓	Rats	✓	Flies	○
Hygiene/Housekeeping	○	○	Mice	✓	Wasps	○
Proofing	○	○	Cockroaches	○	Garden Ants	○
External Influences	○	○	SPI	○	Birds	○
			Other (specify)			

ELECTRIC FLY CONTROL UNIT SERVICE

Major Service	○
Minor Service	○
Fly Count	○
Catch Tray Analysis	○

MATERIALS AND QUANTITIES USED

✓

OBSERVATIONS/RECOMMENDATIONS	PRIORITY	ACTION BY	ACTION TAKEN	DATE & INITIALS
Site Survey.			Site Survey.	
Check for rodent activity. No sign.				
Drain. Basement flat rear garden				
no sign of any rodents. Non existence				
on site.				

CLIENT NAME C.Ed

CLIENT SIGNATURE C.Ed

REPORT BY Steve

SIGNATURE

Priority Key: H = Immediate Action M = Priority Action L = Please Action

Signing this sheet implies acceptance of terms and conditions (see overleaf).

Greenway Services, The Studio, 2b Chatsworth Road, London, NW2 4BN Tel: 020 8459 8002
Pest Control (UK) Ltd. Registered Company no. 5576338

For Pest Control Guidance Notes and Health & Safety Information go to www.greenwayservices.co.uk

Card Type: Visa ○ M/Card ○ Switch ○ Amex ○ Expiry Date: ____

Card No: ____ Issue No: ____

RF | ENVIRONMENTAL

IMKO LONDON LTD

GROUND FLOOR FLAT,
13 GLENMORE ROAD, LONDON, NW3 4BY

NOISE AND VIBRATION MANAGEMENT PLAN

TECHNICAL REPORT: RFE-0165-17-02

DATE: SEPTEMBER 2017

PROJECT TITLE: GROUND FLOOR FLAT, 13 GLENMORE ROAD, LONDON, NW3 4BY

REPORT REF: RFE-0165-17-02

DATE: SEPTEMBER 2017

	Name	Position	Signature	Date
Prepared By	Richard Fenton	Director		7th September 2017
For and on behalf of RF Environmental Ltd				

DOCUMENT HISTORY		
Status	**Description**	**Date**
01	Draft Report for Client Comment	06/09/17
02	Final Report Submitted	07/09/17

RF ENVIRONMENTAL
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GROUND FLOOR FLAT, 13 GLENMORE ROAD, LONDON, NW3 4BY
NOISE AND VIBRATION MANAGEMENT PLAN

CONTENTS PAGE

1.0 INTRODUCTION

1.1 RF Environmental Ltd (RFE) was commissioned by IMKO London Ltd in August 2017 to produce a Construction Noise and Vibration Management Plan for the construction phases of the development at 13 Glenmore Road, London, NW3.

1.2 The purpose of this management plan is to identify the level of risk of adverse noise and vibration effects which may be caused by construction activities associated with the basement extension works, and ensure that potential effects are appropriately controlled so that the project is delivered with minimal impact to the local community.

1.3 This document forms a record of the noise and vibration mitigation and management to be adopted during construction of the basement and extension at Ground Floor Flat, 13 Glenmore, London, NW3.

1.4 Details of the site and an outline of the proposed methodology are described in the following section of this report. Appropriate noise and vibration control measures are summarised in Section 3. A risk assessment of potential noise and vibration risk effects is presented in Section 4 and section 5 respectively. Finally, the conclusions are set out in Section 6. A list of useful acoustic terms is presented in Appendix C.

1.5 The report has been produced by Richard Fenton (MIOA). Richard is experienced in the management and monitoring of construction noise, vibration and dust having working on numerous large scale construction projects in London and the South East. This has included the role of Noise and Vibration specialist on Crossrail Contract C510 for 3 years.

2.0 SITE DESCRIPTION AND OUTLINE WORKS PROGRAMME

Site Description

2.1 The ground floor flat, 13 Glenmore Road is located in a residential area within the administrative boundary of London Borough of Camden (LBC). The flat is located on the ground floor of a three storey terraced building on the eastern side of Glenmore Road.

2.2 The site is shown in Figure A1 of Appendix A.

Proposed Development

2.3 The proposed development is for the *'extension and excavation to existing cellar to form larger basement, excavation to existing front lightwell to include replacement of existing door with double glazed timber sash window, excavation to create rear lightwell with associated works and removal of existing roof light and replacement with 1x larger roof light to ground floor flat.'*

2.4 All deliveries and removals to and from the site will take place on Glenmore Road. A conveyor is to be set up to transfer arisings from the excavation site to the skip container at the front of the building.

2.5 The proposed site set up is presented in Figure A2 of Appendix A.

Sensitive Receptors

2.6 Receptors identified as sensitive to potential noise and vibration emissions during the construction work at 13 Glenmore Road are listed in Table 2.1, including approximate distances to the worksite. A plan showing the location of selected nearby sensitive receptors in relation to the site is presented in Figure B1 of Appendix B.

Receptor I.D.	Property	Approx. Distance from Site (m)*	Receptor Type
R1	First Floor Flat, 13 Glenmore Road (Front Facade)	<5m	Residential
R2	First Floor Flat, 13 Glenmore Road (Rear Facade)	<5m	Residential
R3	11 Glenmore Road (Front Facade)	<5m	Residential
R4	11 Glenmore Road (Rear Facade)	<5m	Residential
R5	15 Glenmore Road (Front Facade)	<5m	Residential
R6	15 Glenmore Road (Rear Facade)	<5m	Residential

TABLE 2.1: SENSITIVE RECEPTORS AND APPROXIMATE DISTANCES FROM THE SITE
Note:* represent distance to closest area of the work site

Construction Methodology

2.7 The development site will operate from 08:00 to 18:00 hrs weekdays and 08:00 to 13:00hrs on Saturday, with no works to take place on Sundays or bank holidays.

2.8 It is expected that Phase 1 of the works, to which this NMP relates, will be completed over a 24 week period.

2.9 There are a number of activities required to complete the construction works and these are to be carried out sequentially. Further details on plant and expected usage are presented in Table B1 of Appendix B.

2.10 The key stages are as follows:

- Site set up – 1 week;
- Underpinning – 14 weeks;
- Excavation – 2 weeks;
- Temporary support works – 2 to 3 weeks ;
- Basement slabs – 2 days;
- New floor/ceiling installation – 2 weeks;
- Waterproofing – 2 days;
- External door and windows – 1 week;
- Demobilisation - 1 day.

Site Set Up

2.11 The site set up will consist of bringing small plant and tools to site via transit vans and the delivery of the skip wagon to the front of the site as shown in Figure A2 of Appendix A. In addition, site hoarding will be constructed around the front of the property using electric saw and an electric drill. Where practicable, the sawing will be undertaken inside the property.

Underpinning

2.12 Underpinning will take place firstly to the party walls and then to the front and back walls. The vast majority of the excavation will take place using non powered hand tools, with the work on the party walls occurring from within the building. An electric hammer may be required to break larger obstructions should there occur.

2.13 The spoil will be fed onto the conveyor for depositing into the 16m^3 skip container at the front of the property. It is anticipated that there will be up to 3 skip collections per week during the underpinning process.

2.14 The excavated areas will then be lined with steel re-enforcement, which will involve the use of an angle grinder to trim the steel, before the trenches are backfilled with concrete to form the underpinning stem. The concrete will be mixed in-situ using a small electric cement mixer, which will be moved as the excavation progresses.

Bulk Excavation

2.15 The basement will be excavated using hand tools. The waste soil will be loaded into a skip, via the conveyor. Small hand held breakers may have to be used for short periods to remove any large obstructions, however, where practicable, the large pieces of concrete or rock will be levered up to avoid the transfer of vibration. The central area will be removed in three equal bays, working from the rear of the area towards the front.

Temporary Support Works and Steel Installations

2.16 To maintain lateral rigidity after the removal of the soil from the bulk excavation, reinforcing struts are proposed, with the majority of the works carried using light hand tools. Electric hammers will be needed to create holes in the existing walls, into which the temporary supports will be fixed before internal load bearing walls are removed using hand tools and small electric hammers. Crash decks will be installed to reduce impact noise and the transmission of structure borne vibration through the building. The reinforcing struts are to be removed once the permanent steels are in place.

2.17 These works will be overseen by temporary works engineers.

Basement Slabs

2.18 Concrete will be used to fill the basement floor evenly over rebar which may be cut to size using an angle grinder in accordance with mitigation measures listed in Section 3. Where practicable, the rebar will be cut to size off site, so as to further reduce the need for on-site cutting.

2.19 The concrete will be delivered and applied using a ready mix concrete lorry and pump. The lorry will be located at the front of the property, with the concrete pumped in through the existing cellar window. It is anticipated that 4 – 5 concrete deliveries will be required over a 2 day period, which each delivery taking approximately 1 hour to discharge. A vibratory poker will be used for short periods to ensure the concrete is properly mixed and levelled.

Roof Slab to Basement

2.20 Once the basement slab and walls are completed, the new ground floor ceiling/floor construction will be installed using new timber joists and floor boards.

Waterproofing

2.21 Cavity drain membranes will be fitting internally using hand tools, including electric drills.

Demobilisation

2.22 Once the works are complete, the site will be cleared. The tools and plant will be loaded into transit vans at the front of the site

3.0 NOISE AND VIBRATION CONTROL MEASURES

Control Measures

3.1 The control measures detailed in this section have been developed in accordance with the proposed plant list, detailed in Table B1 of Appendix B and programme in Figure A3 of Appendix A. Deviation from approved method statements will be permitted only with prior approval from relevant parties. This will be facilitated by formal review before any deviation is undertaken.

Site Personnel

3.2 All operatives on site will be trained to ensure that noise minimisation and best practicable means (BPM) are implemented at all times. Works will be checked regularly by Site Engineers to ensure that BPM are being undertaken and where necessary corrective actions implemented.

3.3 Employees must show consideration to the nearby residential receptors and must not generate unnecessary noise when walking to and from the site, or when leaving from, and arriving at, work.

General Noise Dust and Vibration Control Measures

3.4 The Best Practicable Means (BPM) (as defined in Section 72 of the Control of Pollution Act 1974) [1] will be used to reduce noise and vibration levels at all times. Where practicable the control measures set out in BS 5228:2009 + A1:2014 Part1 [2] and BS 5228:2009 + A1:2014 Part 2 [3], Section 8 will also be implemented.

3.5 Generic noise and vibration control measures include:

- choice of methodology/technique for operations (including site layout) will be considered in order to eliminate or reduce emissions at sensitive locations;
- fixed items of construction plant will be electrically powered in preference to diesel or petrol driven;
- wherever practicable, fabrication will be undertaken off site;
- noisy plant will be kept as far away as possible from sensitive areas;
- each item of plant used will comply with the noise limits quoted in the relevant European Commission Directive 2000/14/EC/United Kingdom Statutory Instrument (SI) 2001/1701 [4] where reasonably available;
- equipment will be well-maintained and will be used in the mode of operation that minimises noise;
- equipment will be shut down when not in use or throttled down to a minimum during waiting period;
- vehicles shall not wait or queue on the public highway with engines running (unless the engine is required to power the operation of the vehicle e.g. concrete wagon);

- all materials will be handled in a manner that minimises noise; and
- where possible deliveries will be arranged on a just-in-time basis in order to prevent vehicles queuing outside site.

Site Specific Noise and Vibration Control Measures

3.6 Control measures detailed below have been developed in consultation with the main contractor:

- plant which is considered to introduce the risk of potential noise effects to be limited to working between 09:00 – 16:30 hrs;
- electric breaker usage to be limited to only where absolutely necessary;
- electric cement mixer will be switched off at all times, when not in use and not be allowed to idle;
- concrete deliveries will be planned to ensure the discharge can be undertaken immediately, to avoid idling times so as to minimise potential adverse effects at sensitive receptor locations whilst taking into account logistical restrictions;
- local screening will be used to screen activities such as breaking and hammering, wherever practicable;
- crash decks to be constructed inside the property to minimise vibration through the structure;
- advance warning will be given to residents prior to any sustained works, such as the removal of internal supporting walls, which may result in structure-borne noise and vibration; and
- hydraulic or pneumatic shears will be used in preference to angle grinders when trimming rebar where practicable;

4.0 NOISE RISK ASSESSMENT

Overview

4.1 This section presents an assessment of the risk of construction noise generated by the works due to commence at 13 Glenmore Road, and the associated potential adverse effects on the surrounding area.

4.2 An assessment of the potential noise effects has been undertaken based upon the plant and equipment, scheduled construction activities and the programme of works as presented in this document.

Baseline Conditions

4.3 Baseline noise measurements were obtained on 23rd August 2017 at the front and rear of 13 Glenmore Road to establish pre-existing ambient noise levels at the properties potentially affected by construction noise.

4.4 Observations made whilst visiting the proposed site indicate that ambient environmental conditions are typical of an urban setting. It is noted that road traffic using Glenmore Road is the main source of emissions in the area. It was noted that noise levels at the rear of the properties were quieter, due to screening of road traffic noise by the houses.

4.5 A summary of the ambient noise measurements obtained is presented below in Table 4.1.

Monitoring Location	Date	Start Time	Duration	Measured Noise Levels, dB		
				$L_{Amax,F}$	$L_{Aeq,T}$	$L_{A90,T}$
Front of 13 Glenmore Road	23/08/2017	10:29:00	00:15:00	79.0	53.5	41.3
		11:06:00	00:15:00	72.0	50.7	38.2
		11:38:00	00:15:00	72.5	47.0	40.0
		Cumulative		***79.0***	***51.2***	***40.0***
Rear of 13 Glenmore Road		10:51:00	00:15:00	71.1	49.0	38.8
		11:22:00	00:15:00	71.9	47.4	37.6
		11:58:00	00:15:00	63.2	42.6	36.0
		Cumulative		***71.9***	***47.1***	***37.6***

TABLE 4.1: ATTENDED NOISE MEASUREMENT SUMMARY 23RD AUGUST 2017

Noise Risk Assessment

4.6 BS 5228-1:2009+A1:2014 outlines criteria for assessing further mitigation which has been presented below in Table 4.2. Whilst this guidance is only applicable to construction sites of a significant size, it is used in this instance as a general threshold of acceptability.

Time	Relevant time period	Averaging Time, Hr	Threshold trigger level dB $L_{Aeq,T}$
Monday to Friday	08:00 - 18:00	10	75
Saturday	08:00 -13:00	5	75

TABLE 4.2: ADOPTED THRESHOLD TRIGGER LEVELS

Notes: All noise levels are predicted or measured at a point 1 m in front the most exposed of any windows and doors in any façade of any eligible dwelling.

4.7 Taking into consideration the number of dwellings potentially affected, the programme of works, and the scale of the development, a level of 75 dB is adopted to assess acceptability of this shorter term project.

Calculated Airborne Noise Levels

4.8 Predicted receptor noise levels have been determined based on the plant listed for each activity in Table B1 of Appendix B, and the construction programme detailed in Figure A3 of Appendix A.

4.9 Noise levels have been predicted assuming source locations in both the site and delivery areas. Where applicable, cumulative levels have been generated. Appropriate screening from buildings and other local barriers has been applied. A nominal reduction of 20dB has been applied to all works occurring internally, to allow for attenuation produced by the building itself. The internal transfer of structure-borne noise and vibration has been assessed separately.

4.10 The calculated receiver noise levels for each construction activity described in Section 2 at representative receptors are presented in Table 4.3 below.

Ref.	Address	Facade	Individual Activity Receptor Daytime Noise Levels, dB $L_{Aeq,T}$								
			Site Set Up	Underpinning	Excavation	Temporary Support Works	Basement Slab Works	New Ground Floor/Ceiling Construction	Waterproofing	External Doors and Windows	Demobilisation
R1	First Floor Flat, 13 Glenmore Road (Front Facade)	West	73.0	60.0	61.0	60.0	79.0	61.0	60.0	61.0	71.0
R2	First Floor Flat, 13 Glenmore Road (Rear Facade)	East	54.0	60.0	61.0	60.0	60.0	61.0	60.0	61.0	51.0
R3	11 Glenmore Road (Front Facade)	West	73.0	60.0	61.0	60.0	79.0	61.0	60.0	61.0	71.0
R4	11 Glenmore Road (Rear Facade)	East	54.0	60.0	61.0	60.0	60.0	61.0	60.0	61.0	51.0
R5	15 Glenmore Road (Front Facade)	West	73.0	60.0	61.0	60.0	79.0	61.0	60.0	61.0	71.0
R6	15 Glenmore Road (Rear Facade)	East	54.0	60.0	61.0	60.0	60.0	61.0	60.0	61.0	51.0

TABLE 4.3: PREDICTED NOISE LEVELS PER ACTIVITY

Notes:
[1] - Calculated façade levels presented; and
[2] – T is equal to 10 hours Monday to Friday (08:00 – 18:00) and 5 hours on Saturdays (08:00 – 13:00).

4.11 The results presented in Table 4.3 show that throughout the construction programme, the 75 dB threshold level is only expected to be exceeded at the receptors at the front facades of the closest receptors during the concrete pours for the basement slab.

4.12 Additional mitigation is limited as the concrete pump is attached to the delivery wagon and therefore enclosing the pump will not be an option. Where practicable, a temporary screen should be positioned in front of the pump, if it can be done without obstructing the works. In addition, the deliveries will be managed to ensure there is no delay in discharging the concrete and the truck and concrete pump are not left idling.

4.13 It is important to note that these predictions are based on a worst case estimate and most importantly, are only expected to occur over a 2 day period.

4.14 Approximately 60% of the 24 week works programme is expected to consist of the underpinning activities. The external ambient noise levels from the under pinning activities are expected to fall below the 75dB $L_{Aeq, 10hr}$ threshold by approximately 15dB.

5.0 STRUCTURE-BORNE NOISE AND VIBRATION RISK ASSESSMENT

Overview

5.1 This section presents an assessment of the potential risk regarding structure-borne noise and vibration generated by the construction works detailed in this document, and the associated adverse effects on the surrounding area. The surrounding area is residential and it is unlikely that these residential buildings will contain is sensitive equipment at risk of adverse vibration effects.

5.2 The risk assessment has been based on an appraisal of the plant listed in Table B1 of Appendix B, examining the likelihood of each item generating significant levels of vibration at receptors.

Guidance Vibration Limits

5.3 Vibration levels should be evaluated against guidance presented in relevant British Standards in order to assess the likelihood of both structural damage to neighbouring buildings and the human response of the occupants.

Building Damage

5.4 According to BS 7385 Part 2 [5] for residential or light commercial buildings, the threshold for the onset of potential cosmetic damage (i.e. formation of hairline cracks on drywall surfaces or the growth of existing cracks in plaster or drywall surfaces) to buildings varies with frequency. This ranges from a PPV (component) of 15 mms-1 at 4 Hz, rising to 20 mms-1 at 15 Hz, and to 50 mms-1 at and above 40 Hz for transient vibration. BS 7385: Part 2 also states that the probability of building damage tends towards zero at 12.5 mms-1 peak component particle velocity.

Subjective Response

5.5 According to guidance provided in BS 5228 Part 2, the threshold of vibration perceptible to humans lies around 0.14 to 0.3 mms-1. The Standard also indicates that PPVs of around 1 mms-1 in residential environments, as a first estimate, are likely to cause complaints, but can be tolerable provided prior warning and explanation of the works is given to residents; whilst, vibration magnitudes of around 10 mms-1 are likely to be intolerable for more than a very brief exposure to this level.

5.6 Single or infrequent occurrences of these levels do not necessarily correspond to the stated effect in every case, values are provided only to give an initial indication of potential effects.

Vibration Control Plan

5.7 To control and minimise vibration effects caused by construction activity, the vibration mitigation measures listed in Section 3 of this report will be adopted at all times.

5.8 Particular care should be taken to reduce the use of the electric breakers on the party walls and any existing floor slabs during the underpinning phase.

5.9 Similarly, the removal of existing supporting walls will need careful consideration to ensure the level of structure-borne noise transfer is minimised. This includes the careful removal of large concrete debris and the introduction of crash decks, which should significantly reduce the level of vibration.

5.10 Advance notice (c. 2 weeks) will be given to occupants of adjacent residential receptors, to advise that works which have the potential to cause structure-borne noise and vibration are expected to commence.

5.11 Works will be controlled on a risk based approach with attended monitoring used to judge the acceptability of the works going forward.

6.0 CONCLUSIONS

6.1 A noise and vibration management plan has been prepared on behalf of IMKO London Ltd to assess the risk associated with the construction of a basement extension at Ground Floor Flat, 13 Glenmore Road, London, NW3.

6.2 A construction methodology has been prepared in consultation with the site engineers and specific control measures have been presented for noise and vibration in Section 3.

6.3 Noise predictions using the methodology prepared in Section 3 have shown that there is the potential for the noise criteria adopted in Section 4 to be exceeded during the basement slab concrete pour, however, this work is expected to last for two days only. Owing to the close proximity of the nearest noise sensitive receptors and limited options for the concrete delivery, additional mitigation options are limited, however the deliveries will be managed to ensure there is no delay in discharging the concrete and the truck and concrete pump are not left idling.

6.4 It is suggested that attended noise and vibration monitoring be considered at the start of any phases of work which require sustained use of the electric breakers, to ensure structure-borne noise and vibration levels do not lead to adverse impacts and to ensure that threshold criteria presented in Section 4 is not exceeded at sensitive receptors.

6.5 With the control measures described in this NVMP, the potential for significant noise and vibration adverse effects will be minimised in line with the requirements set out in BS5228: 2019+A1:2014.

7.0 REFERENCES

1. Her Majesties' Stationary Office. Control of Pollution Act.1974.
2. British Standards Institution. BS5228: 2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites; Part 1 Noise. 2014.
3. British Standards InstitutionBS5228: 2009 + A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites; Part 2 Vibration.2014.
4. European Commission. 2000/14/EC/UK. 2000.
5. British Standards Institution.BS7385: 1993 Evaluation and Measurement for Vibration in Buildings; Part 2 guide to damage levels from ground-borne vibration.1993.

APPENDIX A: FIGURES

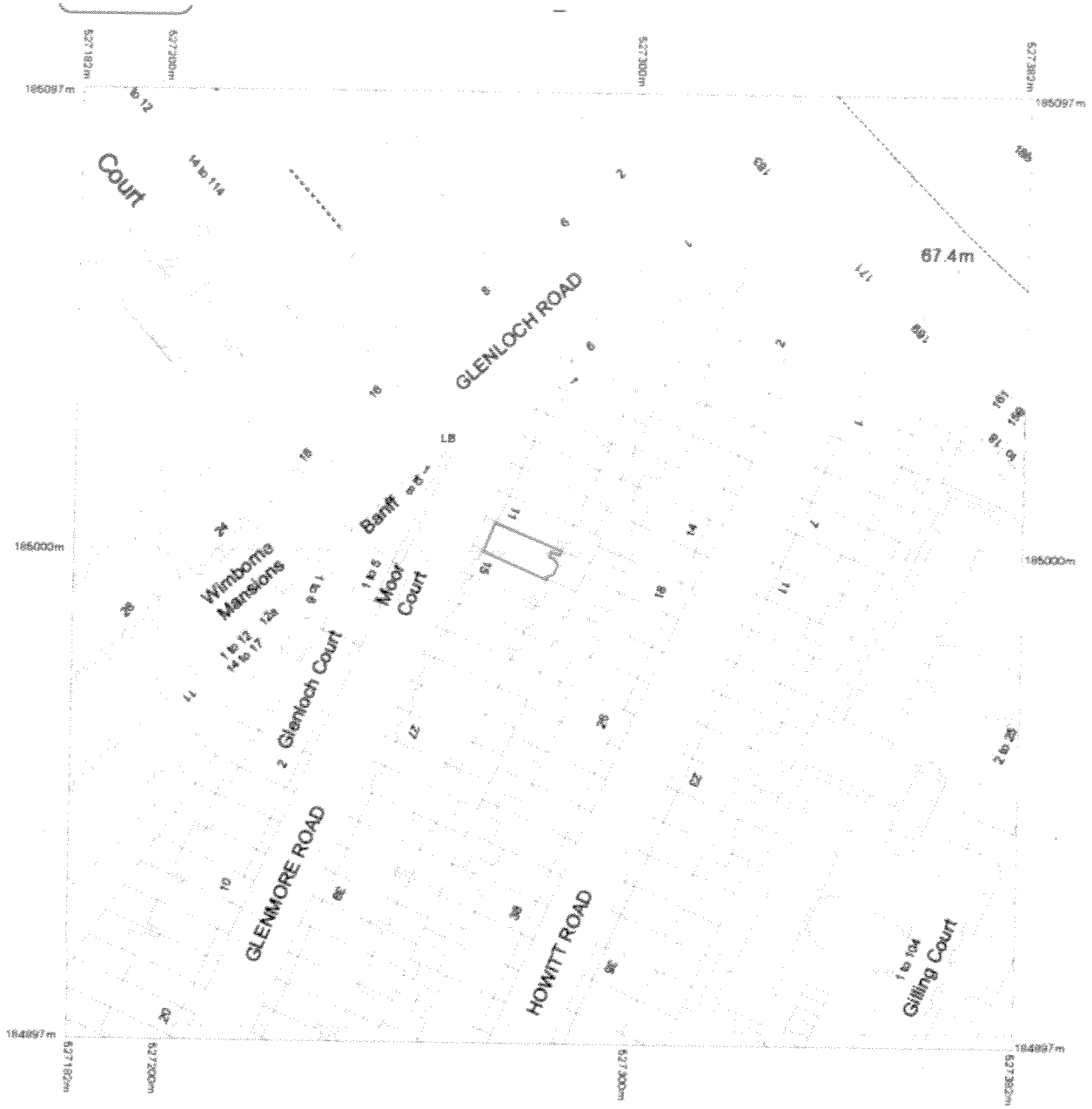

FIGURE A1: LOCATION OF PROPOSED DEVELOPMENT SITE

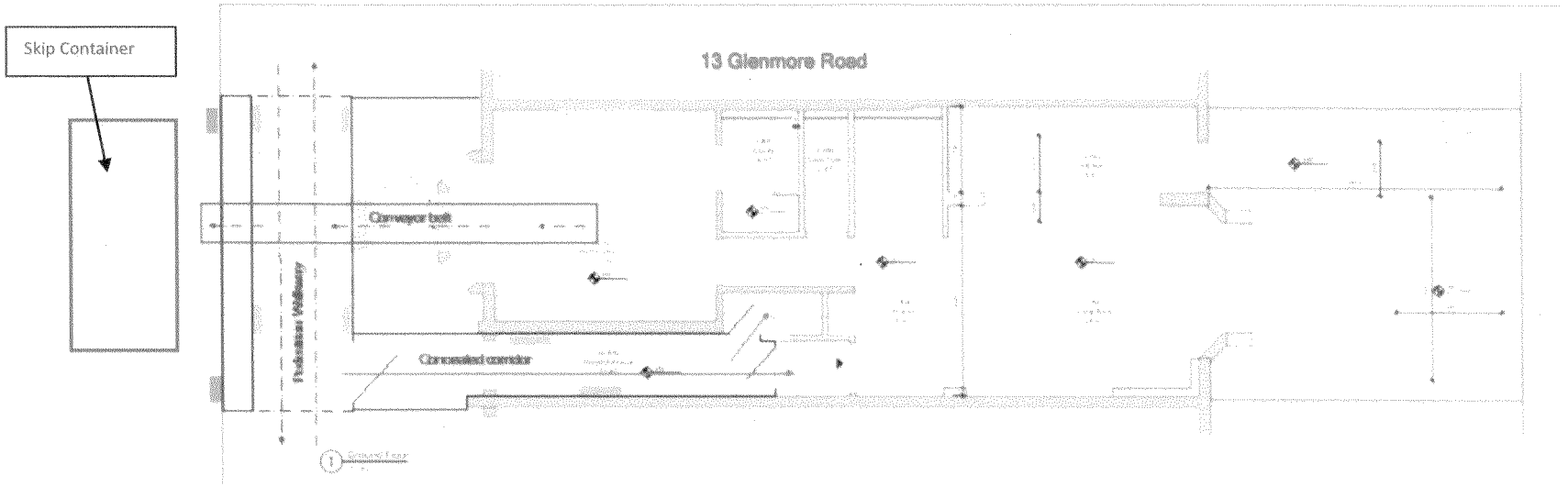

FIGURE A2: PROPOSED SITE SET UP

Activity	Start Date	End Date
Day		
Site Set Up	01/10/2017	02/10/2017
Underpinning	03/10/2017	09/01/2018
Excavation	10/01/2018	24/01/2018
Temporary Support Works	25/01/2018	14/02/2018
Basement Slab Works	15/02/2018	19/02/2018
New Ground Floor/Ceiling Construction	20/02/2018	06/03/2018
Waterproofing	07/03/2018	07/03/2018
External Doors and Windows	08/03/2018	22/03/2018
Demobilisation	23/03/2018	23/03/2018

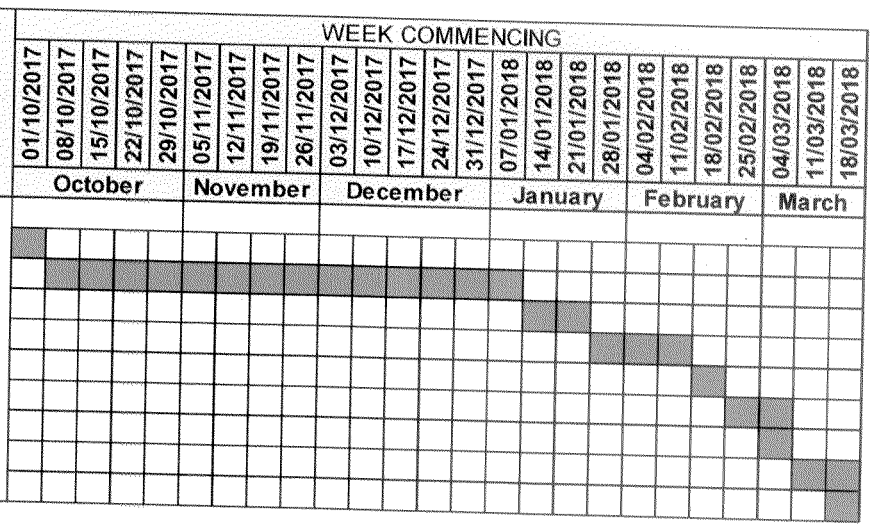

FIGURE A3: WORSE CASE PROGRAMME OF WORKS

APPENDIX B: TABLES

Daytime (08:00 - 18:00 hrs)

1	Site Set Up						
	Plant Description	No.	% On-time	dB L_{WA}	BS5228 Ref. Or Measured	Internal	Location
109	Stihl saw	1	5	111	BS 5228-1:2009 Table C.4:Ave. 70-73	y	Front of No. 13
84	Skip wagon	1	10	78	BS 5228-1:2009 Table C.8:21	n	
96	Hand held electric drill	1	10	102	BS5228-1:2009 Table D.6:52,54	n	
112	Bench saw	1	5	113	BS 5228-1:2009 Table C.4:71	y	

2	Underpinning						
	Plant Description	No.	% On-time	dB L_{WA}	BS5228 Ref. Or Measured	Internal	Location
30	Hand Tools - non powered	1	80	87	Measured	y	Internal and front of no. 13
84	Skip wagon	1	10	78	BS 5228-1:2009 Table C.8:21	n	
147	Electric Breaker	1	50	107	Mnaufacturer Information - Makita	y	
90	Angle grinder	1	5	108	BS 5228-1:2009 Table C.4:93	y	
39	Small Cement Mixer	1	20	89	5228 C.4: 23	y	
	conveyor	1	30	81	BS5228-1:2009+A1:2014 Table C.10:23	n	

3	Excavation						
	Plant Description	No.	% On-time	dB L_{WA}	BS5228 Ref. Or Measured	Internal	Location
30	Hand Tools - non powered	1	20	87	Measured	y	Internal and rear of no.13
147	Electric Breaker	1	60	107	Manufacturers	y	
	Conveyor	1	50	81	BS5228-1:2009+A1:2014 Table C.10:23	n	

4	Temporary Support Works						
	Plant Description	No.	% On-time	dB L_{WA}	BS5228 Ref. Or Measured	Internal	Location
30	Hand Tools - non powered	1	80	87	Measured	y	Internal
147	Electric Breaker	2	20	107	Mnaufacturer Information - Makita	y	
26	Angle Grinder	1	10	109	C.7:76	y	

5	Basement Slab Works						
	Plant Description	No.	% On-time	dB L_{WA}	BS5228 Ref. Or Measured	Internal	Location
90	Angle grinder	1	10	108	BS 5228-1:2009 Table C.4:93	y	Internal and front of No. 13
282	Concrete mixer truck + truck mounted concrete pump + boom arm	1	50	106	BS5228-1:2009 Table C.4:32	n	
97	concrete vibrator (electric)	1	5	97	BS 5228-1:2009 Table C.4:34	y	

TABLE B1: PLANT ASSUMPTIONS

6	New Ground Floor/Ceiling Construction						
	Plant Description	**No.**	**% On-time**	**dB L_{WA}**	**BS5228 Ref. Or Measured**	**Internal**	**Location**
30	Hand Tools - non powered	1	30	87	Measured	y	Internal
112	Bench saw	1	10	113	BS 5228-1:2009 Table C.4:71	y	
345	Handheld cordless nail gun	1	30	101	BS5228-1:2009 Table C.4:95	y	
109	Stihl saw	1	10	111	BS 5228-1:2009 Table C.4:Ave. 70-73	y	

7	Waterproofing						
	Plant Description	**No.**	**% On-time**	**dB L_{WA}**	**BS5228 Ref. Or Measured**	**Internal**	**Location**
96	Hand held electric drill	1	20	102	BS5228-1:2009 Table D.6:52,54	y	Internal
30	Hand Tools - non powered	1	20	87	Measured	y	

8	External Doors and Windows						
	Plant Description	**No.**	**% On-time**	**dB L_{WA}**	**BS5228 Ref. Or Measured**	**Internal**	**Location**
96	Hand held electric drill	1	5	102	BS5228-1:2009 Table D.6:52,54	y	Internal
30	Hand Tools - non powered	1	20	87	Measured	y	

9	Demobilisation						
	Plant Description	**No.**	**% On-time**	**dB L_{WA}**	**BS5228 Ref. Or Measured**	**Internal**	**Location**
1	Vans	1	15	98	C7:121	n	Front of No. 13

TABLE B1 (CTD): PLANT ASSUMPTIONS

APPENDIX C: GLOSSARY OF ACOUSTIC TERMS

Noise

Noise is defined as unwanted sound. The range of audible sound is from 0 to 140 dB. The frequency response of the ear is usually taken to be around 18 Hz (number of oscillations per second) to 18000 Hz. The ear does not respond equally to different frequencies at the same level. It is more sensitive in the mid-frequency range than the lower and higher frequencies and because of this, the low and high frequency components of a sound are reduced in importance by applying a weighting (filtering) circuit to the noise measuring instrument. The weighting which is most widely used and which correlates best with subjective response to noise is the dBA weighting. This is an internationally accepted standard for noise measurements.

For variable sources, such as traffic, a difference of 3 dBA is just distinguishable. In addition, a doubling of traffic flow will increase the overall noise by 3 dBA. The 'loudness' of a noise is a purely subjective parameter, but it is generally accepted that an increase/ decrease of 10 dBA corresponds to a doubling/ halving in perceived loudness. Noise is measured on a logarithmic scale in decibels (dB) because of the ears' sensitivity to a wide range of pressure changes. The sound pressure level (SPL) of a signal is denoted by the symbol L_p and defined by the equation $L_p = 10 \log (p/p_o)^2$ where p is the root mean square pressure of the signal and p_o is the reference sound pressure (2×10^{-5} Pa).

An indication of the range of sound pressure levels commonly found in the environment is given below:

Location	L_{pA} dB(A)
Normal threshold of hearing	-10 to 20
Music halls and theatres	20 to 30
Living rooms and offices	30 to 50
Inside motor vehicles	50 to 70
Industrial premises	70 to 100
Burglar alarms at 1 m	100 to 110
Jet aircraft on take-off	110 to 130
Threshold of pain	130 to 140

External noise levels are rarely steady, but rise and fall according to activities within an area. In attempt to produce a figure that relates this variable noise level to subjective response, a number of noise indices have been developed. These include:

i) The L_{Amax} noise level

This is the maximum noise level recorded over the measurement period.

ii) The L_{Aeq} noise level

This is "equivalent continuous A-weighted sound pressure level, in decibels" and is defined in British Standard BS 7445 [2] as the " value of the A-weighted sound pressure

level of a continuous, steady sound that, within a specified time internal, T, has the same mean square sound pressure as a sound under consideration whose level varies with time".

It is a unit commonly used to describe construction noise and noise from industrial premises and is the most suitable unit for the description of other forms of environmental noise. In more straightforward terms, it is a measure of energy within the varying noise.

iii) The L_{A10} noise level

This is the noise level that is exceeded for 10% of the measurement period and gives an indication of the noisier levels. It is a unit that has been used over many years for the measurement and assessment of road traffic noise.

iv) The L_{A90} noise level

This is the noise level that is exceeded for 90% of the measurement period and gives an indication of the noise level during the quieter periods. It is often referred to as the background noise level and is used in the assessment of disturbance from industrial noise.

Community response to environmental noise sources is dependent on both acoustic and non-acoustic factors. The acoustic factors include absolute noise level, changes or exceedances of background and ambient levels as well as the characteristics, time, duration and frequency of noise.

THE SECOND SCHEDULE

DRAFT PLANNING PERMISSION

Camden

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

AR Architecture Ltd
Old Town Hall
213 Haverstock Hill
London
NW3 4QP

Application Ref: **2016/6510/P**

18 October 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:
Flat Ground Floor
13 Glenmore Road
London
NW3 4BY

Proposal:
Extension and excavation to existing cellar to form larger basement, excavation to existing front lightwell to include replacement of existing door with double glazed timber sash window, excavation to create rear lightwell with associated works and removal of existing rooflight and replacement with 1x larger rooflight to ground floor flat

Drawing Nos: P000; P010; P011; P020; P021; P030; P100R1; P101R1; P110R1; P111R1; P200R1; P201R1; P210R1; P211R1; P212R1; P220R1; P302R1; Basement Impact Assessment for 13 Glenmore Road by Symmetrys Limited; Tree Survey Assessment dated November 2016 by Indigo Surveyors; Construction Method Statement dated 02/11/2016 (Project Name: 1389- Glenmore Road); Design and Access Statement dated November 2016 (Rev00)

P000 (OS Extract); P010; P011; P020; P021; P030; P100_R1; P101_R1; P110_R1; P111_R1; P200_R1; P201_R1; P210_R1; P211_R1; P212_R1; P220_R1; P302_R1; Basement Impact Assessment for 13 Glenmore Road by Symmetrys Limited; Tree Survey Assessment dated November 2016 by Indigo Surveyors; Construction Method Statement dated 02/11/2016 (Project Name: 1389- Glenmore Road); Design and Access Statement dated November 2016 (Rev00)

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 All 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the emerging Camden Local Plan.

3 The development hereby permitted shall be carried out in accordance with the following approved plans: P000 (OS Extract); P010; P011; P020; P021; P030; P100_R1; P101_R1; P110_R1; P111_R1; P200_R1; P201_R1; P210_R1; P211_R1; P212_R1; P220_R1; P302_R1; Basement Impact Assessment for 13 Glenmore Road by Symmetrys Limited; Tree Survey Assessment dated November 2016 by Indigo Surveyors; Construction Method Statement dated 02/11/2016 (Project Name: 1389-Glenmore Road); Design and Access Statement dated November 2016 (Rev00)

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

4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies and policy A5 of the emerging Camden Local Plan .

5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details 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 policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policies D1 of the Camden Local Plan

6 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 policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy D1 of the emerging Camden Local Plan.

7 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy A3 of the emerging Camden Local Plan .

8 Prior to commencement of development, full specifications for replacement trees (and tree pits where applicable), including species, position, available soil volume, planting date and size, taking into account the standards set out in BS8545:2014, shall be submitted to and approved in writing by the local planning authority.

The development shall not be implemented other than in accordance with the details thus approved.

Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those in the approved scheme of planting.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy D1 of the emerging Camden Local Plan.

9 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:

Details including sections at 1:10 of the proposed double glazed timber sash window at lower ground floor level.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the emerging Camden Local Plan.

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 6941).

Executive Director Supporting Communities

2 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.

3 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

Executive Director Supporting Communities

THE THIRD SCHEDULE

PLAN OF THE PROPERTY

DATED 6 NOVEMBER 2017

(1) CHRISTINA EDGE

and

(2) THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN

AGREEMENT
relating to land known as

Flat Ground Floor
13 Glenmore Road
London
NW3 4BY

pursuant to
Section 106 of the Town and Country Planning Act 1990 and
Section 278 of the Highways Act 1980 and
section 111 of the Local Government Act 1972

Andrew Maughan
Borough Solicitor
London Borough of Camden
Town Hall
Judd Street
London WC1H 9LP

Tel: 020 7974 5647
Fax: 020 7974 2962

CLS/PK/1800.222 (final)