

Mr. Peter Twemlow  
DP9 Ltd  
100 Pall mall  
London  
SW1Y 5NQ

Application Ref: **2016/5181/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

21 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**3 - 6 Spring Place**  
**London**  
**NW5 3BA**

Proposal:

Erection of a part-six and part-two storey (above single basement level) building comprising Office (Class B1) at ground and upper floors; Cafe (Class A3) and flexible event space (Sui Generis) at ground floor and associated works following demolition of existing two-storey industrial (Class B2) building.

Drawing Nos: (Prefix: 13498-A-) L00-01-100; L00-01-101; L00-02-102; E1-01-200; LXX-01-300; L06-03-002-B; L-1-00-099-B; L00-00-100-B; L01-00-101-B; L02-00-102-B; L03-00-103-B; L04-00-104-B; L05-00-105-B; L06-00-106-B; E1-04-151-B; S1-04-153-B; SW1-04-155-B; W1-04-152-B; LXX-05-112-B; LXX-05-113-B; LXX-05-116-B; LXX-05-117-B; LXX-05-118-B; 07-05-119-B.

Cover Letter prepared by DP9 Ltd dated 16 September 2016; Design & Access Statement prepared by Piercy&Company dated September 2016; Daylight & Sunlight Report prepared by Lumina London dated September 2016; Draft Construction Management Plan prepared by Arcadis dated September 2016; Preliminary Ecology Assessment prepared by Peak Ecology dated September 2016; Noise & Vibration Assessment prepared by Scotch & Partners dated September 2016; Planning Statement prepared by DP9 Ltd dated September 2016; Statement of Community Involvement prepared by London



Communications Agency dated September 2016; Surface Water Drainage Statement prepared by Heyne Tillett Steel dated September 2016; Sustainability & Energy Statement prepared by MTT dated September 2016; Transport Assessment prepared by Transport Planning Practice Ltd dated September 2016; Ventilation Strategy prepared by MTT dated September 2016; Air Quality Assessment Report dated October 2016; Basement Impact Assessment prepared by Heyne Tillett Steel dated September 2016;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

(Prefix: 13498-A-) L00-01-100; L00-01-101; L00-02-102; E1-01-200; LXX-01-300; L06-03-002-B; L-1-00-099-B; L00-00-100-B; L01-00-101-B; L02-00-102-B; L03-00-103-B; L04-00-104-B; L05-00-105-B; L06-00-106-B; E1-04-151-B; S1-04-153-B; SW1-04-155-B; W1-04-152-B; LXX-05-112-B; LXX-05-113-B; LXX-05-116-B; LXX-05-117-B; LXX-05-118-B; 07-05-119-B.

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

- 3 A sample panel of all facing materials, including a brickwork panel demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the

work has been completed.

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

- 4 The details of the following shall be submitted to and approved in writing by the local planning authority before any work is commenced on the relevant part of the development:
- a) Details, including sections, of all facing materials;
  - b) Details, including sections, at 1:10 of all windows, ventilation grills, external doors and gates;
  - c) Green wall on southern elevation.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1, D2 and C6 of the London Borough of Camden Local Plan.

- 5 Details of bird and bat nesting features (boxes or bricks) shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. Features should be integrated into the fabric of the building, unless otherwise agreed by the Local Planning Authority. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained. Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.

Reason: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan 2011 and Policy A3 of the London Borough of Camden Local Plan.

- 6 Prior to commencement of works buildings shall be inspected to confirm if any active birds nests are present and any areas not in use by birds should be blocked or covered with netting to prevent birds returning to use them. Wherever possible, clearance works shall be undertaken between September and February inclusive to avoid the main bird breeding season. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the works shall not commence until the fledglings have left the nest, irrespective of season.

Reason: To limit the impact on nature conservation, in accordance with the requirements of policies A1 and A3 of the London Borough of Camden Local Plan

and all wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).

- 7 No development shall take place until full details of hard and soft landscaping have been submitted to and approved in writing by the local planning authority. Such details shall include planting for biodiversity to enhance the strategic wildlife corridor associated with the railway running through the site. Guidance on landscape enhancements for biodiversity is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features. 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, and helps to enhance missing links in the strategic wildlife corridor, in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan.

- 8 Prior to commencement of development full details of a biodiverse, substrate-based extensive living roof shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should seek to maximise potential to enhance the strategic wildlife corridor associated with the railway and should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m<sup>2</sup>. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A1, A3, CC1, CC2 and CC3 of the London Borough of Camden Local Plan.

- 9 Air quality monitoring should be implemented on site. No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan.

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

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the London Borough of Camden Local Plan..

- 11 Prior to commencement of any development other than site clearance & preparation details of the feasibility of rainwater and greywater recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

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

- 12 Prior to commencement of the development, full details of the sustainable drainage system shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate maximum run-off of 5 l/s. Details shall include a lifetime maintenance plan, and shall thereafter retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies A1, CC1, CC2 and CC3 of the London Borough of Camden Local Plan.

- 13 Prior to occupation, evidence that the sustainable urban drainage system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies A1, CC1, CC2 and CC3 of the London Borough of Camden Local Plan.

- 14 Before commencement of works on site, details of 67 long stay cycle parking spaces shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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

- 15 Prior to commencement of development, full details of a lighting strategy, to include a lux level contour plan and lighting specifications, shall be submitted to and agreed in writing by the Local Planning Authority and installed to be permanently retained thereafter. The strategy should demonstrate how it will minimise impact on biodiversity by maintaining dark areas and corridors along boundary features in particular the wildlife corridor associated with the railway, bat boxes and lines of vegetation, in line with recommendations in 5.2. of the Preliminary Ecological Appraisal. The strategy should also ensure no light spill outside of the site boundaries.

Reason: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation, in accordance with the requirements of policies A1, CC1 and CC2 of the London Borough of Camden Local Plan and in line with paragraph 125 of the National Planning Policy Framework (2012) and in compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 16 The use of the terraces hereby permitted shall not be used outside the following times: Mondays to Fridays between 0900-1800 and Saturdays, Sundays and Bank Holidays.

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

- 17 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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

- 18 The design noise & vibration levels at the development hereby approved shall meet the specified noise & vibration criteria suggested in the Scotch & Partners noise & Vibration report dated September 2016. Approved acoustic and vibration design details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise or vibration in accordance with policies A1 and A4 of the London Borough of Camden Local Plan.

- 19 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 policies D1 and A5 of the London Borough of Camden Local Plan.

- 20 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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

- 21 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

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

- 22 Prior to installation of the plant equipment, technical specification details of the mechanical plant to be installed within the area as shown on the approved floor plans, together with an accompanying acoustic report, shall be submitted to and approved in writing by the local planning authority. The plant shall not be operated other than in complete accordance with such measures as may be approved.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan.

- 23 The windows on the west elevation, as illustrated by drawing no. 13498-A-W1-04-152-B, shall be obscure glazed and permanently retained thereafter.

Reason: To protect the amenities of future and neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan.

- 24 Prior to occupation, details of the visual screen as illustrated by drawing no. 13498-A-W1-04-152-B shall be submitted to and approved by the Local Planning Authority and installed to be permanently retained thereafter.

Reason: To protect the amenities of future and neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan.

- 25 Notwithstanding the provisions of Class Sui Generis of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the approved flexible event space shall not be used for any other use than as an event space for lectures, presentations and exhibitions (Class Sui Generis).

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises and the immediate area by reason of noise and disturbance and impact on the highway network in accordance with policies A1, A4 and T3 of the London Borough of 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).
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £82,150 (1643sqm x £50) for the Mayor's CIL and £41,075 (1643sqm x £25) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will



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

- 4 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre.

Reason: To support the collation of ecological data to assist future decision making, and support the objectives of the Camden Biodiversity Action Plan 2013-18

- 5 All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 6 All excavations/earthworks carried out in the vicinity of Network Rail property/structures must be designed and executed such that no interference with the integrity of that property/structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail.

Where development may affect the railway, consultation with the Asset Protection Project Manager should be undertaken. Network Rail will not accept any liability for any settlement, disturbance or damage caused to any development by failure of the railway infrastructure nor for any noise or vibration arising from the normal use and/or maintenance of the operational railway. No right of support is given or can be claimed from Network Rails infrastructure or railway land.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning