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Application Ref: **2016/5358/P**
Please ask for: **Fergus Freney**
Telephone: 020 7974 **3366**

6 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

Land bounded by Haverstock Road

**Wellesley Road and Vicar's Road including Nos 121-211 Bacton Low Rise Estate
113a,115 and 117 Wellesley Road and 2-16 Vicar's Road**

Gospel Oak

London

NW5 4

Proposal:



Variation of conditions: 3 (detailed drawings), 6 (overlooking), 7 (refuse & recycling), 9 (cycle storage), 10 (car parking), 11 (Electric vehicle charging points), 12 (car club bay), 13 (motorcycle parking), 23 (Wheelchair units), 25 (contaminated land measures), 26 (biodiverse roofs), 27 (bird and bat details), 28 (lighting strategy), 29 (landscaping details), 32 (building foundations), 34 (drainage details), 36 (CCTV strategy), 37 (car club parking), 40 (re-appraisal of financial viability), 43 (energy efficiency), 44 (code for sustainable homes), 45 (car free), 47 (construction management plan) and 58 and 59 (approved plans) of planning permission 2012/6338/P dated 25/04/2013 (as amended by planning permissions 2014/3633/P and 2015/1189/P) (for the redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings, to provide a total of 294 residential units and associated works), as well as adding a condition 61 (levels plans), namely to; provide 20 additional Class C3 residential units (19 market and 1 intermediate units), alter the housing mix, reconfigure the employment floorspace, deliver the outstanding parts of the development as a single phase, various external alterations and reconfigurations, revise the on-site car parking provision and the amount of cycle storage, and associated works

Drawing Nos:

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 the original permission dated 25/04/2013 (Ref: 2012/6338/P).

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

- 2 The proposed development shall be carried out in accordance with the materials (brickwork) approved under reference 2014/6434/P (granted on 14/5/15), unless otherwise agreed in writing by the local planning authority. The approved panels 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 Camden Local Plan 2017

- 3 Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2; of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors, balconies, balustrades, communal entrance screens and gates;

b) Details of parapet/eave junctions at a scale of 1:10;

c) Manufacturer's specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

- 4 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 Camden Local Plan 2017.

- 5 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the overlooking prevention details approved under reference 2015/3152/P (granted on 02/03/16), unless otherwise agreed in writing by the local planning authority. Prior to the first occupation of the relevant part of the development, details of the measures to prevent unreasonable overlooking of neighbouring premises (such as for example obscure glazing and non-opening windows up to 1.7 metres above the floor of the room in which the window is installed) shall be submitted in respect of the following elevations:

- a) West elevation of Block F4 at first to fourth floor level
- b) North elevation of Block F1 at first to sixth floor level

The measures subsequently approved shall be fully implemented in advance of the first occupation of the relevant residential unit and shall be permanently retained thereafter.

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

- 6 Before the relevant parts of the works within phase 2 of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facilities as approved shall be provided prior to the first occupation of the new units within the relevant phase of the development and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5 of the Camden Local Plan 2017.

- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) [and Part 2 (Classes A-C)] of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies A1, D1 and D2 of the Camden Local Plan 2017.

- 8 Before the relevant parts of the works within the relevant phase (a) phase 1; b) phase 2 of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, detailed plans indicating the type and layout of secure and covered cycle storage facilities for 444 cycles shall be submitted to and approved by the local planning authority in writing. The approved facilities shall thereafter be provided in their entirety prior to the first occupation of each respective part of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

- 9 The 16 fully accessible car parking spaces as shown on the approved drawings shall be provided prior to the first occupation of any residential unit within phase 2 of the development and thereafter the use of these spaces shall at no time be used for car parking other than by registered disabled residents of, or visitors to, the wheelchair accessible units as shown on the approved drawings and no further car parking spaces shall be provided on the site other than as indicated on the approved drawings unless as otherwise may be agreed by the local planning authority in writing.

Reason: To ensure that the development does not contribute unacceptably to parking stress and congestion on the site and unacceptable increases in car use generally, and to ensure adequate provision for people with disabilities in accordance with policies T2 and C6 of the Camden Local Plan 2017.

- 10 Prior to first occupation any part of the development, confirmation of the necessary measures to secure 1 active electric vehicle charging points within the development shall be submitted to and approved in writing by the local planning authority. Such measures shall be completed prior to first occupation of phase 2 and shall thereafter be retained.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policies T1 and T2 of the Camden Local Plan 2017.

- 11 The motorcycle parking area, as shown on the plans hereby approved, shall be clearly marked out in thermoplastic paint stating "Motorcycle Parking Only" prior to the first occupation of any residential unit within phase 2 of the development. Thereafter, at no time shall any goods, unauthorised vehicles, plant equipment or other obstruction be left in this area and the markings shall be permanently maintained and retained unless prior written consent is given by the local planning authority.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policies T1 and T2 of the Camden Local Plan 2017.

- 12 The demolition of buildings or other structures within 10 metres of the operational railway infrastructure must be carried out in accordance with the agreed method statement approved under reference 2013/7888/P (granted on 29/01/14) unless otherwise agreed in writing by the local planning authority.

Reason: In order to protect the amenity of nearby occupiers and the operation of the rail network in accordance with the requirements of policies A1 and T3 of the Camden Local Plan 2017.

- 13 Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed.

Reason: In order to protect the amenity of nearby occupiers and the operation of the rail network in accordance with the requirements of policies A1 and T3 of the Camden Local Plan 2017.

- 14 Where vibro-compaction machinery is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker prior to the commencement of relevant part of the works and the works shall only be carried out in accordance with the approved method statement.

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

- 15 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 Camden Local Plan 2017.

- 16 The proposed development shall be carried out in accordance with the dust suppression scheme approved under references 2013/4828/P (granted on 25/09/13) and 2013/7554/P (granted on 13/01/14), and shall be implemented in its entirety once the development has commenced, unless otherwise agreed in writing by the local planning authority.

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

- 17 The proposed development shall be maintained in accordance with the details of sound insulation (for both airborne and impact sound at separating walls and floors) submitted in relation to windows on the north elevation of Blocks B1 and C (adjacent to the railway line on the DHO part of the site approved under references 2016/2508/P approved on 12/08/2016 and 2017/0503/P approved on 07/04/2017).

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

- 18 The development hereby approved shall be implemented in strict accordance with the Dust Monitoring Protocol (by PBA Ref TN001A dated 07/02/2013).

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

- 19 Each phase of the development shall not commence unless dust monitors have been positioned and are collecting and reporting on data as outlined in the Dust Monitoring Protocol (by PBA Ref TN001A dated 07/02/2013).

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

- 20 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of the relevant new residential unit. Any alterations to the approved lifetime homes features and facilities prior to the first occupation of the relevant new residential unit shall be submitted to and approved by the local planning authority in writing. The subsequently approved lifetime homes features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant new residential unit.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

- 21 The features and facilities of the 32 wheelchair accessible dwellings, both adaptable and fully adapted, as indicated on the drawings and documents hereby approved, shall be provided in their entirety prior to the first occupation of the relevant block of new residential units. Any alternations to the approved wheelchair housing features and facilities, prior to the first occupation of the relevant new residential unit, shall be submitted to and approved by the local planning authority in writing. The subsequently approved wheelchair housing features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant new residential unit.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

- 22 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the contaminated land measures approved under reference 2014/2737/P (granted on 06/05/14), unless otherwise agreed in writing by the local planning authority. At least 28 days before phase 2 of development commences other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition:

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

b) following the approval detailed in paragraph (a), before development commences other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results shall be submitted to and approved in writing by the local planning authority. Laboratory results must be provided as numeric values in a formatted electronic spread sheet.

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

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous

industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

- 23 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the biodiverse living roof details approved under reference 2014/2294/P (granted on 07/11/14), unless otherwise agreed in writing by the local planning authority. Full details of biodiverse living roofs shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant phase 2) of the development commences other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition. The development associated with that phase shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting season after the relevant part of the development is first occupied. This must include a detailed maintenance plan, details of its construction and the materials used, to include a section at a scale of 1:20, and full planting details.

Reason: To ensure that the biodiverse living roofs are suitably designed and maintained in accordance with the requirements of policy A3 of the Camden Local Plan 2017.

- 24 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the bird and bat details approved under reference 2014/2294/P (granted on 07/11/14), unless otherwise agreed in writing by the local planning authority. Details of bird and bat nesting boxes / bricks and details of measures taken to enhance local populations of Biodiversity Action Plan priority species (hedgehog and common toad) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site in association with the phase 2 of development. The details shall include the exact location, specification and design. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure the development contributes towards creation of habitats and valuable areas for biodiversity in accordance with the requirements of policy A3 of the Camden Local Plan 2017.

- 25 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the lighting details approved under reference 2014/2376/P (granted on 30/04/14), unless otherwise agreed in writing by the local planning authority. Full details of a lighting strategy, to include information about potential ecological impacts, shall be submitted to and approved by the Local Planning Authority, in writing, before phase 2 of the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the relevant part of the development is first occupied and the first use of the

space in which they are contained as appropriate.

Reason: To safeguard the appearance of the premises and the character of the immediate area, to protect the amenity of current and future occupiers from light pollution and to ensure compliance with the protection of possible habitats in accordance with policies D1 and A3 of the Camden Local Plan 2017.

- 26 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the hard and soft landscaping design details approved under reference 2014/2098/P (granted on 07/11/14), unless otherwise agreed in writing by the local planning authority. Before phase 2 of the development commences, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, a plan that indicates the full hard and soft landscape design details including tree/plant species, sizes and positions and full details regarding the design, materials and type of boundary treatment to be erected has been submitted to, and approved in writing by, the local planning authority. Landscape design shall seek to maximise soft landscaping at ground level in all open spaces and planting shall maximise the use of native species. Any hard landscaping should be of a permeable construction wherever possible to aid sustainable drainage. The relevant phase of the development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting season after the relevant phase of the development is first occupied.

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 D1 of the Camden Local Plan 2017.

- 27 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, 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 D1 of the Camden Local Plan 2017.

- 28 The proposed development shall be carried out in accordance with the tree protection measures approved under reference 2013/5070/P (granted on 04/11/13), unless otherwise agreed in writing by the local planning authority.

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 A3 of the Camden Local Plan 2017.

- 29 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the building foundation level measures approved under reference 2014/8014/P (granted on 09/07/14), unless otherwise agreed in writing by the local planning authority. Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on phase 2 of the site are commenced, other than site clearance and preparation. 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 will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy A1 and A3 of the Camden Local Plan 2017.

- 30 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. 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 vegetation shall not be removed until the fledglings have left the nest.

Reason: To ensure the development contributes towards the protection of any existing habitats and valuable areas for biodiversity in accordance with policy A3 of the Camden Local Plan 2017.

- 31 The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the drainage details approved under reference 2014/8014/P (granted on 09/07/14), unless otherwise agreed in writing by the local planning authority. Prior to commencement of the phase 2 of development, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100-year event with 30% provision for climate change. The system shall be implemented as part of the development and thereafter retained and maintained.

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 and CC3 of the Camden Local Plan 2017.

- 32 The development hereby approved shall be implemented in accordance with the measures outlined in the Flood Risk Assessment by Rolton Group Limited Ref 120083 XRP003 Rev A dated November 2012 and Email from Rolton Group Limited to Environment Agency dated 17/12/2012.

Reason: To safeguard the appearance and stability of neighbouring buildings, amenity of nearby occupiers and the character of the immediate area from possible

flooding in accordance with the requirements of policies A1 and CC3 of the Camden Local Plan 2017.

- 33 Prior to the first occupation of the phase 2 of the development, details of the proposed CCTV strategy, including full location, design and management details of any proposed CCTV equipment, shall be submitted to an approved in writing by the Local Planning Authority. The relevant phase of development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the relevant phase of the development is first occupied.

Reason: In order to seek to protect the amenity of occupiers from possible instances of crime, fear of crime and anti-social behaviour and to safeguard the appearance of the premises and the character of the immediate area, in accordance with policies C5 and D1 of the Camden Local Plan 2017.

- 34 **Affordable Housing

Affordable housing shall be provided in accordance with the conditions and approved documents as set out in this decision. All affordable housing units shall be constructed and fitted out as units which are suitable for occupation as affordable housing and shall only be occupied for the purposes of and retained in perpetuity for Intermediate Affordable Housing in line with the London Plan definition for such as set out in the London Plan and Social Rented Housing (at rents equivalent to 'social rent' as set out in Camden's CPG2 September 2013) as the case may be; not disposing of any interest in the Affordable Housing Units (except by way of mortgage) other than to any other Registered Provider or any other body, organisation or company registered with the Charity Commissioners for England and Wales and approved by the Regulator or the Council.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policies H4 and H5 of the Camden Local Plan 2017.

- 35 **Phasing Plan

The proposed development shall be carried out in accordance with the phasing plan approved under reference 2014/1869/P (granted on 01/05/14) and 2016/4815/P (granted 08/12/2017), unless otherwise agreed in writing by the local planning authority. The development shall thenceforth not proceed other than in complete accordance with such Plan as will have been approved from time to time by the Local Planning Authority.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policies H4 and H5 of the Camden Local Plan 2017.

- 36 **Re-appraisal of financial viability

On the date at which the first block within Phase 2 reaches its maximum height the

applicant shall submit to the local planning authority an updated Financial Viability Assessment. The assessment shall as far as practicable include actual expenditure and revenue details and, where actual figures are not available, updated forecasts with supporting evidence. Where the updated Financial Viability Assessment indicates that additional affordable housing is viable, the applicant shall provide plans to deliver the maximum reasonable amount, subject to:

- A maximum total proportion of affordable housing at the site of 50% of gross external floor area.
- A requirement to deliver at least 60% of the total number of affordable homes at the site as social rent and the remainder as intermediate tenures.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policies H3 and H4 of the Camden Local Plan 2017.

37 *Recruitment and apprenticeships

The proposed development shall be carried out in accordance with the recruitment and apprenticeships measures approved under reference 2014/3055/P (granted on 19/05/14), unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses in accordance with policies E1 and E2 of the Camden Local Plan 2017.

38 *Local Procurement

The proposed development shall be carried out in accordance with the local procurement measures approved under reference 2014/3055/P (granted on 19/05/14), unless otherwise agreed in writing by the local planning authority.

Reason: In order to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses in accordance with policies E1 and E2 of the Camden Local Plan 2017.

39 *Energy Efficiency

For Phase 1: The development shall be carried out in complete accordance with the submitted Energy Strategy Report by Rolton Group Limited Ref 12-0083 XRP004 Issue 3 dated April 2014 to achieve a target of 32% reduction against the 2010 baseline requirement in carbon emissions from the development and include details of the future connection to the Royal Free District Heat Network, unless an alternative strategy is submitted to and approved in writing by the local planning authority. The Plan shall contain mechanisms for monitoring, review and further approval by the local planning authority. The development shall at all times proceed in accordance with such Plan as will have been approved.

For Phase 2: The development shall be carried out in accordance with the submitted Energy Strategy Report by Hoare Lea LLP dated September 2016 to achieve a target of 35% reduction against the Part L 2013 baseline requirement in carbon emissions from the development and include details of the future connection to the Royal Free District Heat Network, unless an alternative strategy is submitted to and approved in writing by the local planning authority (an exception to the 35% reduction against the Part L 2013 baseline target is accepted provided the development has not connected to the Royal Free District Heat Network at the carbon factor presented in the Energy Strategy Report dated September 2016 on completion of Phase 2 of the development. The Energy Efficiency Plan should demonstrate that the development would have achieved the 35% target if connection to the Royal Free Heat Network at the carbon factor presented in the Energy Strategy Report dated September 2016 had been achieved). The Plan shall contain mechanisms for monitoring, review and further approval by the local planning authority. The development shall at all times proceed in accordance with such Plan as will have been approved.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

40 *Code for Sustainable Homes

The proposed development for the District Housing Office site (phase 1) shall be carried out in accordance with the design stage code for sustainable homes measures approved under reference 2014/2953/P (granted on 13/05/14), unless otherwise agreed in writing by the local planning authority. Prior to commencement of any part of phase 2, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, the applicant and/or developer shall submit to the local planning authority a design stage Sustainability Plan assessment setting out the manner in which the development will achieve a Code for Sustainable Homes (CfSH) level 4 for the residential units achieving 50% of the unweighted credits in the Energy and Water and Materials sections. An exception to the Level 4 rating is accepted provided on the basis of the development not having a connection to the Royal Free Heat Network on completion of Phase 2 of the development. The impact on the targeted code for sustainable homes score should be detailed in the Sustainability Plan. The Sustainability Plan should demonstrate that the development would have achieved Code Level 4 if these credits had been achieved. On this basis alone will it be accepted that a Level 4 rating will not be achieved and that the score may be less than 68. In these circumstances the targets in the Energy section for the percentage of credits achieved may be less than 50% of the unweighted credits. The development shall at all times proceed in accordance with such Plan as will have been approved. Within 3 months of the first occupation of the residential units within the relevant block of development a post-completion certificate which demonstrates that the approved rating has been achieved shall be submitted to and approved in writing by the local planning authority.

Reason: In order to secure the appropriate energy and resource efficiency

measures in accordance with the requirements of policies CC1 and CC2 of the Camden Local Plan 2017.

41 *Car free for 243 residential units

Prior to first occupation of any of the residential units, the landowner would ensure through agreement that occupiers of 243 specified units are informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay; shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council nor shall they be entitled to be granted a Business Parking Permit.

Reason: In order to ensure that the development does not contribute to increased car use and parking congestion in accordance with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

42 *Travel Plan

Prior to first occupation of the residential uses a Travel Plan which shall set out measures for promoting sustainable transport modes for residents within the relevant phase of the development, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London and shall contain mechanisms for monitoring, review and further approval by the local planning authority. The plan shall provide for a Travel Plan Co-ordinator and allow for an initial substantial review within six months of full occupation. The measures contained in the Travel Plan shall at all times remain implemented.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

43 *Construction Management Plan

Phase 1 of the proposed development shall be carried out in accordance with the Construction Management Plan / Construction Logistics Plan approved under references 2013/4409/P (granted on 25/09/13) and 2015/2785/P (granted on 6/08/15). The measures contained in the Construction Management Plan / Construction Logistics Plan shall at all times remain implemented throughout the duration of the works of demolition and construction, unless otherwise agreed in writing by the local planning authority.

The demolition of existing buildings and structures on Phase 2 of the development shall be carried out in accordance with the Construction Management Plan details approved under application reference 2016/5943/P (granted 10/04/2017). The measures contained in the Construction Management Plan shall at all times remain implemented throughout the duration of the Phase 2 demolition works, unless otherwise agreed in writing by the local planning authority.

Prior to the commencement of construction of the new buildings on Phase 2 of the site, a Construction Management Plan / Construction Logistics Plan setting out measures for ensuring highway safety and managing transport deliveries and waste (including recycling of materials) throughout that part of the demolition and/or construction period(s) and taking account of the cumulative impact of concurrent or planned development within the immediate area, shall be submitted to and approved by the local planning authority in consultation with Transport for London and shall contain mechanisms for monitoring, review and further approval by the local planning authority and Transport for London as required from time to time. The Construction Management Plan / Construction Logistics Plan shall also include details of a working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses. The measures contained in the Construction Management Plan / Construction Logistics Plan shall at all times remain implemented throughout the duration of the works of demolition and construction.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policies A1 and T4 of the Camden Local Plan 2017.

44 *Off-site garage spaces

The off-site garage spaces, as specified on plan Bacton Alternative parking provision dated 30/08/2012 within Appendix B of Response to LBC Comments on Transport Assessment by Peter Brett Associates Ref 001 dated 08/02/2013, as received 14/02/2013, shall be upgraded to a reasonable standard and be ready for occupation prior to the first occupation of any residential unit within phase 2 of the development. The applicant and/or developer shall submit to the local planning authority an Off-site Garage Spaces Plan detailing evidence of the upgrade works and this will be approved in writing by the local planning authority. The development shall at all times proceed in accordance with such Plan as will have been approved.

Reason: To ensure that the replacement off-site garage space parking facilities are safe, secure and provided to serve the proposed development, and hence that the development does not contribute to increased car use and parking congestion in accordance with the requirements of policies T1 and T2 of the Camden Local Plan 2017.

45 *Burmarsh workshop refurbishment works

Within three years from the date of the original permission (reference 2012/6338/P granted on 25/04/13) or within two years from the date of commencement of the development, whichever is the later, all of the proposed refurbishment measures to Burmarsh workshops (Marsden Street, London, NW5 3JA), as denoted within the schedule detailed on page 2 of 'Bacton Low Rise Regeneration - Appendix to the financial model - Further Information on Employment Strategy', as submitted by EC Harris on 30/11/2012, shall be fully completed. The applicant and/or developer

shall submit to the local planning authority a Burmarsh Employment Plan detailing evidence of the full completion of works and this will be approved in writing by the local planning authority. The development shall at all times proceed in accordance with such Plan as will have been approved.

Reason: To ensure that the development makes adequate provision to the improvement of employment floorspace elsewhere in the Borough that provides employment opportunities for local residents in accordance with policies E1 and E2 of the Camden Local Plan 2017.

46 Need for a Legal agreement

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be progress on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with * in this notice of planning permission.

Reason: In order to define the permission and to secure development in accordance with policy DM1 of the Camden Local Plan 2017.

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

202_A_P_001_00; 202_A_P_010_00; 202_A_P_003_01; 202_A_P_003_02;
202_A_P_003_03; 1952_DHO-E-00_P11; 1952_DHO-E-01_P9; 1952_DHO-E-02_P12; 1952_DHO-E-03_P15; 1952_DHO-L00_P17; 1952_DHO-L00-LVL_P9;
1952_DHO-L01_P9; 1952_DHO-L02_P9; 1952_DHO-L03_P9; 1952_DHO-L04_P9; 1952_DHO-L05_P9; 1952_DHO-L06_P9; 1952_DHO-L07_P9;
1952_DHO-R08_P9; 1952_DHO-S-00_P9; 1952_DHO-S-01_P9; 1952_DHO-S-02_P9; HO-439_DA_001_R09; 202_A_P_DHO_400_01; 307-A-P-100-B01_Rev2;
307-A-P-100-00_Rev3; 307-A-P-100-01_Rev1; 307-A-P-100-02; 307-A-P-100-03;
307-A-P-100-04; 307-A-P-100-05; 307-A-P-100-06; 307-A-P-100-07_Rev2; 307-A-P-100-08_Rev2; 307-A-P-200-01_Rev2; 307-A-P-200-02_Rev2; 307-A-P-200-03_Rev2; 307-A-P-200-04_Rev2; 307-A-P-200-05; 307-A-P-200-06_Rev2; 307-A-P-300-00_Rev2; 307-A-P-300-01_Rev1; 307-A-P-300-02_Rev2; 307-A-P-300-03_Rev3; 307-A-P-300-04_Rev1; 307-A-P-300-05_Rev3; 307-A-P-300-06_Rev3; 307-A-P-400-01; 307-A-P-400-02; 307-A-P-400-03; 307-A-P-400-04; 307-A-P-400-05; 307-A-P-400-06; 307-A-P-400-07; 202_A_P_DHO_110_001 Rev 01;
202_A_P_DHO_110_002; 202_A_P_DHO_110_006; 202_A_P_DHO_110_007;
202_A_P_DHO_110_008; 202_A_P_DHO_110_009; 202_A_P_DHO_110_010 Rev 02; 202_A_P_DHO_110_011; 202_A_P_DHO_110_012;
202_A_P_DHO_110_013 Rev 02; 202_A_P_DHO_110_014;
202_A_P_DHO_110_015 Rev 02; 202_A_P_DHO_110_016;
202_A_P_DHO_110_017; 202_A_P_DHO_110_018; 202_A_P_DHO_110_019 Rev 01; 202_A_P_DHO_110_020; 202_A_P_DHO_110_021; 307-A-P-110-01_Rev1; 307-A-P-110-02_Rev1; 307-A-P-110-03_Rev1; 307-A-P-110-04_Rev1; 307-A-P-110-05_Rev1; 307-A-P-110-06_Rev1; 307-A-P-110-07_Rev1; 307-A-P-110-08_Rev1; 307-A-P-110-09_Rev1; 307-A-P-110-10_Rev1; 307-A-P-110-11_Rev1; 307-A-P-110-12_Rev1; 307-A-P-110-13_Rev1; 307-A-P-110-14_Rev1; 307-A-P-110-15_Rev1; 307-A-P-110-16_Rev1; 307-A-P-110-17_Rev1; 307-A-P-

110-18_Rev1; 307-A-P-110-19_Rev1; 307-A-P-110-20_Rev1; 307-A-P-110-21_Rev1; 307-A-P-110-22_Rev1; 307-A-P-110-23_Rev1; 307-A-P-110-24_Rev1; 307-A-P-110-25_Rev1; 307-A-P-110-26_Rev1; 307-A-P-110-27_Rev1; 307-A-P-110-28_Rev1; 307-A-P-110-29_Rev1; 307-A-P-110-30_Rev1; 307-A-P-110-31_Rev1; 307-A-P-110-32_Rev1; 307-A-P-110-33_Rev1; 307-A-P-110-34_Rev1; 307-A-P-110-35_Rev1; 307-A-P-110-36_Rev1; 307-A-P-110-37_Rev1; 307-A-P-110-38_Rev1; 307-A-P-110-39_Rev1; 307-A-P-110-40_Rev1; 307-A-P-110-41_Rev1; 307-A-P-110-42_Rev1; 307-A-P-110-43_Rev1; 307-A-P-110-44_Rev1; 307-A-P-110-45_Rev1; 307-A-P-110-46_Rev1; 307-A-P-110-47_Rev1; 307-A-P-110-48_Rev1; 307-A-P-110-49_Rev1; 307-A-P-110-50_Rev1; 307-A-P-110-51_Rev1; 307-A-P-110-52_Rev1; 307-A-P-110-53_Rev1; 307-A-P-110-54_Rev1; 307-A-P-110-55_Rev1; 307-A-P-110-56_Rev1; 307-A-P-110-57_Rev1; 307-A-P-110-58_Rev1; 307-A-P-110-59_Rev1; LL543-100-0001_RevA; LL543-100-0002_RevA; LL543-100-0031_RevA; LL543-100-0071_RevA; LL53-100-0081_RevA;

Design & Access Statement, Statement of Community Involvement Ref 202-A-REP-DA by Karakusevic Carson Architects; Appendix to Design & Access Statement by Karakusevic Carson Architects; Block C Design Development Supplementary Addendum to Planning Application Ref 202_A_REP_ADDENDUM_01 dated December 2012 by Karakusevic Carson Architects; Landscape Proposals by Camlins Rev A 08.02.2013 8th Revision dated 04/02/2013; Construction Management Plan by Arcadis; Planning Statement by Quod Ref Q30150 dated 22/11/2012; Bat Survey Report by Greengage Ref 550355mtJul12FV01_Bat_Survey dated January 2013; Ecological Extended Phase 1 Habitat & Protected Species Survey by Greengage Ref 550338MTJan13FV02_Phase1_Bacton dated January 2013; Daylight & Sunlight Report by GVA Schatunowski Brooks dated November 2012; Addendum Daylight & Sunlight Report by GVA Schatunowski Brooks dated November 2012; Second Addendum Daylight and Sunlight Report by GVA Schatunowski Brooks dated February 2013; Daylight Analysis Bacton Low Rise by GVA Schatunowski Brooks dated 28/02/13, as submitted 03/03/13 BRE073, as submitted 03/03/13; Air Quality Assessment by Peter

- 48 The heating unit hereby permitted to the north of phase 2 is for a temporary period only and shall be permanently removed by March 2018, at which time this part of the site shall revert to its former lawful use as car parking spaces associated with the residential blocks unless otherwise agreed in writing by the Local Planning Authority.

Reason: The structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. Its permanent retention would be contrary to the requirements of policy D1 of the Camden Local Plan 2017.

- 49 Prior to the relevant parts of the works within phase 2 of the development commences, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition associated with that phase, plans demonstrating the levels at the interface of the Development, the boundary of the Property, and the Public Highway, shall be submitted to the local planning authority for approval in writing.

Reason: To safeguard the appearance and stability of neighbouring buildings, amenity of nearby occupiers and the character of the immediate area in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 50 Prior to commencement of the development, a lifetime maintenance plan demonstrating how the sustainable drainage system as approved (Bacton Low Rise Phase 2 Managing Surface Water Statement by Momentum Structural Engineers, and dated 19 Sept 2016; and Response to comments received from LBC, by Momentum Structural Engineers, and dated 8 Dec 2016 and 9 Feb 2017) will be maintained submitted to and approved in writing by the local planning authority. The sustainable drainage system as approved shall be installed as part of the development 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 to achieve a maximum site run-off rate of 40 l/s. The system shall include:
- " Permeable paving (0.090 m³ attenuation)
 - " Green roofs
 - " Geocellular attenuation tank (226m³ attenuation).
- as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

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

- 51 ** Basement Construction Plan (BCP)

Prior to implementation of this phase 2, a Basement Construction Plan shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the independent review of this plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposal would not impact structurally on the area in accordance with policies A1, A5 and CC5 of the Camden Local Plan 2017.

- 52 ** Carbon offset fund contribution

On or prior to Implementation, confirmation that the necessary measures to secure a carbon offset fund contribution shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC1 of the Camden Local Plan 2017.

Informative(s):

- 1 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which

adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to be paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

- 2 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, 5 Pancras Square, London, N1C 4AG, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 With regard to the employment units hereby permitted, you are advised that this permission is granted without prejudice to the possibility of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email planning@camden.gov.uk).
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) 5 Pancras Square, London, N1C 4AG.

- 6 With regard to condition 22 (contaminated land) the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminatedland/>, or from the Environment Agency at www.environment-agency.gov.uk.
- 7 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. This will assist in building up the data base of up-to-date ecological information and this will help in future decision making.
- 8 Active bird nests are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended) which states that it is an offence to disturb, damage or destroy the nest of any wild bird while that nest be in use or being built. Active nests are highly likely to be present within the site during peak nesting season, considered by Natural England as between 1 March and 31 July. It should be noted that active nests are afforded legal protection at all times and can be encountered throughout a nesting season which may extend between mid-February and October depending on bird species and weather conditions. Nesting habitats which includes trees, shrubs, climbing plants, grounds flora, buildings and other structures may be cleared at any time of year where survey (undertaken by a suitably experienced person) can establish active nests are absent. For further information contact Natural England on 0845 600 3078.
- 9 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.
- 10 The applicant's attention drawn to section 60 of the Control of Pollution Act 1974.
- 11 Network Rail advises that any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures.
- 12 Network Rail advises that any scaffold, cranes or other mechanical plant must be

constructed and operated in a "fail safe" manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. To avoid scaffold falling onto operational lines, netting around the scaffold may be required. In view of the close proximity of these proposed works to the railway boundary the developer should contact Network Rail's Asset Protection Team.

- 13 Network Rail advises that if it is necessary to close the railway and restrict rail traffic, "possession" of the railway must be booked via Network Rail's Asset Protection Team (assetprotectionLNE@networkrail.co.uk) and are subject to a minimum prior notice period for booking of 20 weeks.
- 14 Network Rail advises that where works are proposed adjacent to the railway it may be necessary to serve the appropriate notices on Network Rail and their tenants under the Party Wall etc Act 1996. Developers should consult with Network Rail at an early stage of the preparation of details of their development on Party Wall matters.
- 15 With regard to condition 8 (cycle details) you are advised to consider Camden Planning Guidance 7 (Transport) Chapter 9 (Cycling facilities) in full prior to the submission of any approval of details application of this nature.
- 16 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 17 With regard to condition 23 (Living roofs) you are advised that the substrate depth should vary between 80mm and 150mm with peaks and troughs, but should average at least 130mm. The design and planting scheme should be informed by a site biodiversity assessment and reflect the local conditions and species of interest. Extensive living roofs should be planted with 16 plugs per m2.
- 18 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], 5 Pancras Square, London, N1C 4AG (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/environment/cont-act-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.
- 19 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, 5 Pancras Square, London, N1C 4AG (tel: 020-7974 6941).

20 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

21 Conditions marked with **

The matters covered by conditions marked with an ** are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information.

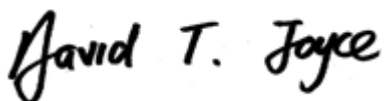
If the Council retains ownership of the application site although the reference to section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.

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 Joyce
Director of Regeneration and Planning