

Mrs Anna Snow
Turley Associates
25 Savile Row
London
W1S 2ES

Application Ref: **2013/1969/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

30 October 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Council's own permission under Regulation 3 Granted

Address:
30 Camden Street and 67-72 Plender Street
London
NW1 0LG

Proposal:

Redevelopment of 30 Camden Street to provide a 3-4 storey block for 14 'affordable' selfcontained flats (5x1bed, 5x2bed and 4x3bed) plus 7 carspaces behind Camden Studios. Redevelopment of 67-72 Plender Street, Bayham Place Estate garages and Richard Cobden School changing rooms on Plender St to provide two 4-5 storey blocks for a new Class D1 community centre with changing rooms, replacement Class A1 retail units and 31 'market' selfcontained flats (12x1bed, 16x2bed and 3x3bed), plus new public open space and 2 disability parking spaces next to Bayham Place.

Drawing Nos: 634-AP-0001B, 0002B, 0100B, 0101B, 0105B, 0110B, 0111B, 0115B, 0150B, 0151B, 0200C, 0201C, 0210C, 0250B, 0300D, 0301D, 0310D, 0311C, 0320C, 0350C, 0351C, 0400, 401A;

Design and Access Statement by Cartwright Pickard Architects, Viability Report and Affordable Housing Statement by Deloitte, Acoustic Report by Airo, Sunlight/Daylight Report by Deloitte, Arboricultural Report by Hallwood Associates, Sustainability Statement



by MACE, Energy Statement by Stuart McCurry partners, Transport Statement by Curtins Consulting Ltd, Framework Travel Plan by Curtins Consulting Ltd, Construction Management Plan by MACE (all dated April 2013), GeoEnvironmental Detailed Desktop Study by Curtins Consulting Ltd (March 2013);

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 Details in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details of the anodised aluminium frame and curtain walling system enclosing the community centre on Plender St including sections, elevations and materials;
 - b) Facing materials of all buildings;
 - c) Details including sections at 1:10 of all windows and door frames;
 - d) Details including materials of all balconies and roof terraces;
 - e) Details of the facing materials and obscure glazed screens for the external south facing access deck on the eastern Plender Street block.

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 policy CS14 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.

- 3 Sample panels of the facing brickwork for both sites, 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 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 policy CS14 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.

- 4 Details of the proposed shopfronts for the new retail units shall be submitted to and

approved in writing by the local planning authority prior to occupation of the retail units. The works shall be carried out in accordance with the details thus approved.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Obscure glazing up to 1.7m above floorlevel, details of which shall have been submitted to and approved in writing by the local planning authority, shall be installed on the Camden Street block, specifically the east facing window of the 2 bedroom flat on ground floor and the south facing windows of the 3 bedroom flats on 2nd and 3rd floors, prior to occupation of these units and shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The flat roof areas of all 3 blocks shall not be used as amenity spaces / terraces and shall only accessed for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Details in respect of hard and soft landscaping and means of enclosure (including the gated entrances, lighting and other necessary security measures) of all open areas relating to each site shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun for each site at:
 - a) Camden Street,
 - b) Plender Street,
 - c) the new open space at Plender Street.

The relevant part of the works for each site 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 and security which contributes to the visual amenity and character and community safety of the area in accordance with the requirements of policies CS14, CS15 and CS17 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.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season

following completion of the development or any phase of the development, 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 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.

- 9 Prior to the commencement of the relevant part of works (excluding enabling works) for each site at Camden St and Plender St, details relating to each site, demonstrating how all adjoining trees (including the plane trees on the public highway adjacent to these sites) to be retained shall be protected during demolition and construction work, shall be submitted to and approved by the local planning authority 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.

- 10 Prior to the commencement of the relevant part of works (excluding enabling and demolition works) for each site at Camden St and Plender St, 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 sites, shall be submitted to and approved in writing by the local planning authority in writing. 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 CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 11 Prior to the commencement of the relevant part of works (excluding enabling and demolition works) for each site at Camden St and Plender St, plans showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the relevant blocks and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 12 Notwithstanding the provisions of Class D1 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 ground and 1st floors of the eastern Plender Street block shall only be used as a community centre with changing room facilities and for no other purpose. The use hereby permitted shall not be carried out outside the following times- 8am - 11pm daily.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises and immediate area by reason of noise, traffic congestion and excessive on-street parking pressure etc, in accordance with policies CS5 and CS10 of the London Borough of Camden Local Development Framework Core Strategy and policies DP15, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Prior to occupation of the new open space on Plender Street hereby permitted, details of its operation, including its proposed opening hours, use by members of the public, management and maintenance, shall be submitted to and approved by the local planning authority in writing. Thereafter the open space shall be permanently retained, used and managed in accordance with the approved details.

Reason: To ensure the provision of replacement open space and to safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 14 Prior to occupation of the new residential flats in each block on Camden St and Plender St, details of sound insulation on the facades and windows of each flat, to meet the noise mitigation recommendations outlined in section 8 of the Acoustic report hereby approved, shall be submitted for approval by the local planning authority. The measures shall be installed in accordance with the approved details and retained permanently thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 15 No music shall be played within the community centre 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 CS5 and CS10 of the

London Borough of Camden Local Development Framework Core Strategy and policies DP15 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 16 Noise levels from all plant/equipment 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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Details of all proposed equipment and structures at roof level on each block in Camden St and Plender St, including ventilation plant with any associated screening and photovoltaic panels, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The PV panels shall be installed in full accordance with the approved details and permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and immediate area, to safeguard the amenities of the adjoining premises and the area generally, and to ensure the development provides adequate on-site renewable energy facilities, in accordance with the requirements of policies CS5, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 18 At least 28 days before development (excluding enabling and demolition works) commences on each site:
- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and
 - (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures if necessary shall be submitted to and approved by the local planning authority in writing.
- The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

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 CS5 of the London

Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 19 In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 20 Details in respect of the following cycle parking facilities relating to each site shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun for each site at:
- a) residential cycle storage areas at Camden Street,
 - b) residential cycle storage areas at Plender Street,
 - c) cycle parking in the new open space,
 - d) additional cycle parking in Plender Street for visitors to the community centre and sports pitches.

The approved facilities shall thereafter be provided in their entirety for each site prior to the first occupation of any of the relevant sites and thereafter permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 21 The refuse storage facilities hereby approved shall be provided prior to the first occupation of any of the new residential or commercial units or of the community centre, 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 CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 22 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 any of the new residential units.

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 CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 23 The demolition and construction works for the development of each site in Camden St and Plender St shall not commence until a Community Working Group, relating to construction management of the relevant part of the development, has been set up and its operation agreed in writing by the local planning authority, a minimum of 3 weeks prior to commencement of works. The Working Group shall continue in operation as agreed throughout the duration of the demolition and construction phase works.

Reason: In order to protect the pedestrian environment and the amenities of the area in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 24 No lights, meter boxes, flues, vents or pipes (other than those reserved for approval within condition no.17 above), 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 policy CS14 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.

- 25 Prior to the first occupation of the relevant part of the development for each site at Camden St and Plender St, details of the proposed CCTV strategy, including full location, design and management details of any proposed CCTV equipment, shall be submitted to and approved in writing by the local planning authority. 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.

Reason: In order to ensure community safety and security and to safeguard the appearance of the premises and the character of the immediate area, in accordance with policies CS5, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 26 Prior to the commencement of the relevant part of works (excluding enabling and demolition works) for each site at Camden St and Plender St, plans demonstrating

the feasibility or otherwise of providing green roofs on each block shall be submitted to and approved in writing by the local planning authority. The plan shall include details of species, planting density, substrate and a section at scale 1:20, showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance. The green roofs shall be fully provided in accordance with the approved details prior to occupation of the relevant blocks and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

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

634-AP-0001B, 0002B, 0100B, 0101B, 0105B, 0110B, 0111B, 0115B, 0150B, 0151B, 0200C, 0201C, 0210C, 0250B, 0300D, 0301D, 0310D, 0311C, 0320C, 0350C, 0351C, 0400, 401A;

Design and Access Statement by Cartwright Pickard Architects, Viability Report and Affordable Housing Statement by Deloitte, Acoustic Report by Airo, Sunlight/Daylight Report by Deloitte, Arboricultural Report by Hallwood Associates, Sustainability Statement by MACE, Energy Statement by Stuart McCurry partners, Transport Statement by Curtins Consulting Ltd, Framework Travel Plan by Curtins Consulting Ltd, Construction Management Plan by MACE (all dated April 2013), GeoEnvironmental Detailed Desktop Study by Curtins Consulting Ltd (March 2013);

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

- 28 **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 progressed 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 CS19 of the London Borough of Camden Local Development Framework Core Strategy.

- 29 * No development (excluding enabling works) shall commence before a contract has been entered into with the Local Highway Authority to secure the removal of redundant entrance crossovers as appropriate and the reinstatement of level public footways around each site on Plender Street and Camden Street.

Reason: To ensure that the pedestrian environment is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local

Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 30 * The development at Camden Street hereby approved shall not be occupied until the whole of the car parking provision shown on the approved drawings is provided. Thereafter the whole of the car parking provision shall be permanently retained and used for no purpose other than for the parking of vehicles of the Council tenants of adjoining estates and of the proposed flats at 30 Camden Street hereby approved.

Reason: To ensure that the redevelopment of the sites, involving the loss of existing car parking, does not add to parking pressures in surrounding streets which would be contrary to policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 31 * Prior to commencement of the development (excluding enabling works) of each site in Plender Street and Camden Street, detailed statements shall be submitted to and approved by the local planning authority, showing how the Code for Sustainable Homes Level 4 target for the residential units and the BREEAM Very Good target for the community centre shall be achieved (based on the Sustainability Statement and Energy Statement hereby approved). Prior to occupation of each development, post-construction reviews (with appropriate certificates) shall be submitted to and approved by the local planning authority, demonstrating that the approved targets have been met for each site and that the developments have been constructed and fitted out accordingly.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 32 * Prior to occupation of the development of each site in Plender Street and Camden Street, the applicant will have constructed and implemented all the measures contained in the Sustainability Statement and Energy Statement hereby approved (or in any revised reports subsequently approved) for each site and such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of meters to monitor the energy output from the approved renewable energy systems.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 33 * No part of the development (excluding enabling works) hereby approved shall be

commenced until a Construction Management Plan setting out measures for ensuring highway safety and managing transport, deliveries and waste throughout the demolition and construction period, has been submitted to and approved by the local planning authority in conjunction with Transport for London. The measures contained in the Construction Management Plan shall at all times during the construction phase remain implemented.

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 policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 34 * No part of the development hereby approved shall be occupied until a Service Management Plan, setting out measures for managing deliveries, has been submitted to and approved by the local planning authority in conjunction with Transport for London. The measures contained in the Service Management Plan shall at all times remain implemented.

Reason: In order to ensure that the servicing of the development does not significantly impact on the existing transport system and to accord with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 35 * Prior to first occupation of the development hereby approved for each site, the landowner would ensure through agreement that:
- (a) each new resident is 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;
 - (b) each new resident of the 'market' units in Plender Street blocks is informed that they shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council.

Reason: In order to ensure that there is no additional parking pressure within the vicinity, in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

- 36 * Within 6 months date of the works commencing on site, a contract shall have been entered into with the local authority to:
- a) Provide a minimum of 7 work placement opportunities of not less than 2 weeks each and a minimum of 3 construction trade apprentices, to be recruited via the Kings Cross Construction Skills Centre, the Council's construction training centre in York Way.
 - b) An agreement to use reasonable endeavours to work with the Kings Cross Construction Skills Centre to provide opportunities to Camden residents to apply

for construction vacancies on the site with a target of 20% of the construction workforce to comprise Camden residents.

c) An agreement to liaise with i-CAM2, the Council's local procurement service, in relation to the tendering of contracts and to use reasonable endeavours to provide opportunities for local businesses to tender for the supply of goods and services during the construction of the development.

The development shall be constructed in accordance with this agreement.

Reason: To secure local employment and training opportunities to local unemployed people during the construction phase and to source goods and services from local businesses in accordance with policy CS8 of the London Borough of Camden Local Development Framework Core Strategy.

- 37 * The residential units at 30 Camden Street hereby approved shall be occupied and retained as such in perpetuity as Affordable Housing and Intermediate Housing, as defined in the London Plan, and shall not be available for market sale or rent.

Reason: To ensure that the future occupation of the building remains in accordance with the stated intentions for the site and provides sufficient affordable and other tenures of housing in a balanced manner across the development, in accordance with policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

- 38 * Prior to the first occupation of any of the new residential units hereby approved, the Community Centre shall be constructed, fitted out and made available for occupation to the satisfaction of the Council.

Reason: To ensure the provision of a replacement community centre in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

- 39 * Prior to the first occupation of the new residential units at 30 Camden Street hereby approved, the new open space on Plender Street shall be provided and made available for use by the general public on a daily basis, in accordance with an agreed open space management plan. The open space shall be retained and maintained as such in perpetuity.

Reason: To ensure the provision of replacement open space in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 of the London Borough of Camden Local Development Framework Development Policies.

- 40 * Prior to commencement of any works (excluding enabling works) on the Plender Street site, details of the relocation of the existing doctor's surgery on Plender Street shall be submitted to and approved by the Council. The relocation shall take

place in accordance with such approved details prior to occupation of the Plender Street blocks.

Reason: To ensure the provision of a replacement Class D1 health facility in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

- 41 * Prior to first occupation of the residential units, a Travel Plan, setting out measures for promoting sustainable transport modes for all uses within 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 CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 42 * Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure the monitoring and review of the Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the travel demands from the development can be monitored and maintained in line with a Travel Plan, in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 43 * Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure provision of and improvements to public open space shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes adequate provision for open space facilities in the area and that the impact of the scheme on open space facilities is mitigated, in accordance with policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP31 of the London Borough of Camden Local Development Framework Development Policies.

- 44 * Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure appropriate measures to

support the local education infrastructure shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the impact of the scheme on local education infrastructure is mitigated, in accordance policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

- 45 * Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure provision of public realm improvements, specifically in relation to bus stops in Bayham Street and Crowndale Road, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the impact of the scheme on public transport facilities is mitigated, in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 46 * Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure the necessary highway works for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment, in accordance with policies CS5, CS11 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

- 47 * Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure the employment of 3 construction trade apprentices shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes adequate provision for training and employment opportunities during the construction phase of major developments in the area, in accordance policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

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. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge is likely to be £128,950 (2579sqm x £50). This amount is an estimate based on the information submitted in your planning application. 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 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.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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.

- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 for signage on the retail units and the community centre. 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 env.devcon@camden.gov.uk).
- 7 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) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 The correct street number or number and name must be displayed permanently on the retail premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 9 With regard to condition 19 above, 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/council-contacts/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/contaminated-land/>, or from the Environment Agency at www.environment-agency.gov.uk.
- 10 Reasons for granting planning permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 - Distribution of growth, CS2 - Growth areas, CS3 - Other highly accessible areas, CS4 - Areas of more limited change, CS5 - Managing the impact of growth and development, CS6 - Providing quality homes, CS7 - Promoting Camden's centres and shops, CS10 - Supporting community facilities, CS11 - Promoting sustainable and efficient travel, CS13 - Tackling climate change, CS14 - Promoting high quality places and conserving our heritage, CS15 - Protecting and improving open spaces & biodiversity, CS16 - Improving Camden's health and well-being, CS17 - Making Camden a safer place, CS18 - Dealing with waste, CS19 - Delivering and monitoring the Core Strategy; and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP1 - Mixed use development, DP2 - Making full use of Camden's capacity for housing, DP3 - Contributions to supply of affordable housing, DP5 - Housing size mix, DP6 - Lifetime homes and wheelchair homes, DP10 - Helping and promoting small shops, DP15 - Community and leisure uses, DP16 - Transport implications of development, DP17 - Walking, cycling and public transport, DP18 -

Parking standards and the availability of car parking, DP19 - Managing the impact of parking, DP20 - Movement of goods and materials, DP21 - Development connecting to the highway network, DP22 - Sustainable design and construction, DP23 - Water, DP24 - Securing high quality design, DP26 - Managing impact of development on occupiers and neighbours, DP28 - Noise and vibration, DP29 - Improving access, DP31 - Provision of and improvements to public open space, DP32 - Air quality and Camden's Clear Zone.

11 Reasons for granting planning permission (continued).

Furthermore the proposal accords with the specific policy requirements in respect of the following principal considerations:- The proposed development delivers a comprehensive regeneration project which both replaces an existing community centre with a significantly improved facility and also provides new publicly accessible open space and new affordable housing. Although the amount of affordable housing is below policy targets, this is owing to the existing onsite characteristics and the financial viability of the scheme. The scheme also maximises the development potential of the site by providing new market housing which is welcome. The tenure, mix and living standards of the housing are acceptable. The reduction of retail space is acceptable given the proximity of nearby Camden town centre. The new community centre and associated sports facility, in terms of its location, size, layout and design, will ensure that its current service provision is significantly enhanced. The current Private Open Space designation is reduced in quantity but this is outweighed by enhancement in its quality by creating new landscaped open space which is publicly accessible and visually open. The massing, height, layout and detailed design are acceptable in the context of the sites' surroundings and the new buildings should enhance the streetscene. The scheme retains important street trees and provides new landscape opportunities. The scheme is designed to be as sustainable as possible. The scheme should not harm neighbour amenity in terms of outlook, light, privacy or noise. The scheme will not harm local parking conditions as the new flats will be designated 'car-free' and as existing occupied parking spaces onsite will be relocated around the adjoining estates.

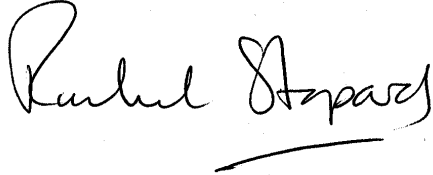
12 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

13 You are advised that the term 'enabling works' referred to in the above conditions is generally defined as works or operations consisting of all or any of site clearance, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services and erection of any temporary means of enclosure.

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.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.