

Application ref: 2017/6011/P
Contact: Patrick Marfleet
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Date: 29 March 2018

Development Management
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Erect Architecture
Unit 22b
8 Andrews Road
London
E8 4QN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

12 Camley Street Natural Park
Camley Street
London
N1C 4PW

Proposal:

Demolition of the existing pavilion visitors centre (Class D1) and erection of a new centre (Class D1) with associated ancillary visitors Café (Class A1) and enhanced landscaping across the site.

Drawing Nos: 7096-LD-PLN-101 D, 7076-LD-PLN-200 C, 7096-LD-PLN-001 A, 7096-LD-PLN-100 D, 7096-LD-PLN-101 D, 7076-LD-PLN-200 C, 7096-LD-PLN-400 C, 342-DEM01-P01, 342-DEM02-P01, 342-DEM03-P01, 342-EX01-P01, 342-GA00-P01, 342-GA01-P01, 342-GA40-P01, 324-GA21-P01, 342-GA20-P01, 342-GA15-P01, 342-GA14-P01, 342-GA13-P01, 342-GA12-P01, 342-GA10-P01, 342-GA03-P01, 342-EX01-P01, 342-EX12-P01, 342-EX13-P01, 342-EX14-P01, 342-EX15-P01, Geo-Environmental Data and Historical Maps Report dated June 2017, Ecological Appraisal dated October 2017, Huntley Cartwright Construction Process Statement, CCTV report dated May 2017, LWT conservation statement, Design and Access Statement (parts 1-10) dated September 2017

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 7096-LD-PLN-101 D, 7076-LD-PLN-200 C, 7096-LD-PLN-001 A, 7096-LD-PLN-100 D, 7096-LD-PLN-101 D, 7076-LD-PLN-200 C, 7096-LD-PLN-400 C, 342-DEM01-P01, 342-DEM02-P01, 342-DEM03-P01, 342-EX01-P01, 342-GA00-P01, 342-GA01-P01, 342-GA40-P01, 324-GA21-P01, 342-GA20-P01, 342-GA15-P01, 342-GA14-P01, 342-GA13-P01, 342-GA12-P01, 342-GA10-P01, 342-GA03-P01, 342-EX01-P01, 342-EX12-P01, 342-EX13-P01, 342-EX14-P01, 342-EX15-P01, Geo-Environmental Data and Historical Maps Report dated June 2017, Ecological Appraisal dated October 2017, Huntley Cartwright Construction Process Statement, CCTV report dated May 2017, LWT conservation statement, Design and Access Statement (parts 1-10) dated September 2017.

Reason:

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and 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 policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of any works on site, 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.

Site 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 policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 6 Before the development commences, details of a secure and covered cycle storage area for 6 cycle spaces shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first operation of the approved 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 London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of works a method statement for a precautionary working approach to demolition and construction should be submitted to the Local Authority and approved in writing. This shall include approaches to mitigate the impact on amphibians and bats, including impact of lighting during works. All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted. The applicant may need to apply for a protected species licence from Natural England, evidence of which should be submitted to the Local Authority.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 8 All works relating to demolition, tree removal and scrub cutting at the site should be undertaken between the months of September and February to avoid the main bird breeding season. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the works shall not commence until the fledglings have left the nest.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application seeks to demolish the existing visitor centre (Class D1) at the site

and erect a new visitor and learning centre (Class D1) with improved educational facilities that would help to safeguard the long term future of the Camley Street Nature Reserve. The proposal also includes a small ancillary café (Class A1) to cater for visitors to the site.

The size, scale, design and fabric of the proposed visitor centre is considered to represent a proportionate development that provides a sympathetic architectural response to the immediate context of the nature reserve and wider conservation area. Furthermore, the innovative design of the proposed roof, particularly the raised canopy overhang and soffit line that lifts up towards the entrance area, combine to give the entrance an open and attractive appearance that welcomes visitors to the site. The use of natural slate cladding on the roof is welcomed as it would provide a tonal depth to the development and allow for a natural weathering process that is considered more appropriate to the character and naturalistic setting of the site.

There are no residential dwellings located in close proximity to the site, the nearest being the recently completed Gasholders development across the canal to the north. Notwithstanding this, the overall size, scale and height of the proposed development is not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

The Council's Nature Conservation Officer has reviewed the submitted plans and supporting documents and confirmed that they are satisfied the proposal would not harm existing wildlife at the site. Therefore, no objection is raised in nature conservation terms subject to further details relating to the precautionary measures to be implemented during demolition and construction works which will be secured by condition.

With regard to the transport and construction impacts of the proposal, the Council's Transport Officer has confirmed that a Construction Management Plan (CMP) is not required in this particular instance as all of the works would take place within the site boundary and would have little impact on the surrounding highway network. Furthermore, the proposal would provide an additional six secure and covered cycle parking spaces within the curtilage of the site, which is welcomed. Details of the proposed cycle parking will be secured by condition.

Five comments were received following statutory consultation and duly considered prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, A3, C2, CC2, D1, D2 and T1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be

heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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 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

- 5 The applicant should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>).
- 6 The applicant is advised that any oversail, encroachment or access to the waterway requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust regarding the required access agreement.
- 7 The applicant is advised that any surface water drainage into the Regent's Canal will require written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Utilities Team regarding the required agreement.

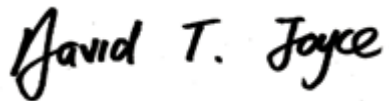
- 8 The applicant is advised that the proposed installation of a water source heat pump will require written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Water Development Team regarding the required agreement.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning