

Mr Mike Ibbott
tp bennett LLP
One America Street
London
SE1 0NE

Application Ref: **2016/3476/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

1 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Maria Fidelis School
34 Phoenix Road and 1-39 Drummond Crescent
London
NW1 1TA

Proposal: Demolition of existing school buildings and erection of a new part two, part three, part four-storey 5 form entry secondary school (1,050 pupils including 300 16+) with associated landscaping, flood-lit multi-use games area (MUGA), cycle parking and servicing.

Drawing Numbers:

Existing site location plan 2698-JW-100 Rev P01; Existing site plan 2698-JW-101 Rev P01; Existing elevations 2698-JW-110 Rev P01; Proposed site plan 2698-JW-200 Rev P01; Proposed GA plan ground floor 2698-JW-201 Rev P01; Proposed GA plan 1st floor 2698-JW-202 Rev P02; Proposed GA plan 2nd floor 2698-JW-203 Rev P02; Proposed GA plan 3rd floor 2698-JW-204 Rev P02; Proposed GA plan roof level 2698-JW-205 Rev P02; Proposed GA sections 2698-JW-210 Rev P01; Proposed GA elevations - south elevations 2698-JW-215 Rev P01; Proposed GA elevations - north elevations 2698-JW-216 Rev P01; Proposed GA elevations - east/west elevations 2698-JW-217 Rev P02; Proposed GA elevations - entrance bay study 2698-JW-220 Rev P01; Proposed GA elevations - library bay study 2698-JW-221 Rev P01; Proposed GA elevations - bay study sports hall & dance



2698-JW-222 Rev P01; Proposed 3D view - Drummond Crescent 1 2698-JW-225 Rev P02; Proposed 3D view - Drummond Crescent 2 2698-JW-226 Rev P01; Proposed 3D view - Drummond Crescent 3 2698-JW-227 Rev P01; Proposed 3D view - Student Entrance 1 2698-JW-228 Rev P01; Proposed 3D view - Student Entrance 2 2698-JW-229 Rev P01; Proposed 3D view - student Entrance 3 2698-JW-230 Rev P01; Proposed 3D view - Aerial 2698-JW-231 Rev P01; Muga Pitch Lighting Layout 5112-EL-303 Rev A; Landscape Masterplan WWA_1566_LL_101 Rev T06; Boundary Plan WWA_1566_Sk_002 Rev T06; Access & Circulation WWA_1566_Sk_003 Rev T04; and Levels Plan WWA_1566_Sk_009 Rev T01.

Supporting Documents:

Design and Access Statement by Jestico + Whiles; Planning Statement by tp Bennett; Heritage Statement by Built Heritage Consultancy; Historic Environment Assessment by MOLA; Detailed Daylight and Sunlight Report by Bilfinger GVA; BREEAM Pre-Assessment by Scott White and Hookins; Energy Statement by Low Energy Consultancy Ltd; Sustainability Statement by Low Energy Consultancy Ltd; Air Quality Assessment by Resources and Environmental Consultants Ltd; Environmental Noise Survey by Pace Consult; Ground-borne Vibration Assessment Report by Pace Consult; Phase 1 Preliminary Unexploded Ordnance Risk Assessment by Ordtek; Geo-Environmental Assessment by Geosphere Environmental Ltd; Phase 1 Desk Study and Preliminary Risk Assessment; Phase 2 Ground Investigation Report; Ecological Assessment by JFA; Tree Constraints by JFA; Internal Bat Building Assessment (Clear) (for MFS); Bat Scoping Survey by Wold Ecology Ltd (for Drummond Crescent); Transport Assessment by MLM; School Development Travel Plan by Maria Fidelis Catholic School FCJ; Flood Risk Assessment by Parmarbrook; Statement of Community Involvement by tp Bennett; and Construction Method Statement by Kier Construction.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

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

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

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

Drawing Numbers:

Existing site location plan 2698-JW-100 Rev P01; Existing site plan 2698-JW-101 Rev P01; Existing elevations 2698-JW-110 Rev P01; Proposed site plan 2698-JW-200 Rev P01; Proposed GA plan ground floor 2698-JW-201 Rev P01; Proposed GA plan 1st floor 2698-JW-202 Rev P02; Proposed GA plan 2nd floor 2698-JW-203 Rev P02; Proposed GA plan 3rd floor 2698-JW-204 Rev P02; Proposed GA plan roof level 2698-JW-205 Rev P02; Proposed GA sections 2698-JW-210 Rev

P01; Proposed GA elevations - south elevations 2698-JW-215 Rev P01; Proposed GA elevations - north elevations 2698-JW-216 Rev P01; Proposed GA elevations - east/west elevations 2698-JW-217 Rev P02; Proposed GA elevations - entrance bay study 2698-JW-220 Rev P01; Proposed GA elevations - library bay study 2698-JW-221 Rev P01; Proposed GA elevations - bay study sports hall & dance 2698-JW-222 Rev P01; Proposed 3D view - Drummond Crescent 1 2698-JW-225 Rev P02; Proposed 3D view - Drummond Crescent 2 2698-JW-226 Rev P01; Proposed 3D view - Drummond Crescent 3 2698-JW-227 Rev P01; Proposed 3D view - Student Entrance 1 2698-JW-228 Rev P01; Proposed 3D view - Student Entrance 2 2698-JW-229 Rev P01; Proposed 3D view - student Entrance 3 2698-JW-230 Rev P01; Proposed 3D view - Aerial 2698-JW-231 Rev P01; Muga Pitch Lighting Layout 5112-EL-303 Rev A; Landscape Masterplan WWA_1566_LL_101 Rev T06; Boundary Plan WWA_1566_Sk_002 Rev T06; Access & Circulation WWA_1566_Sk_003 Rev T04; and Levels Plan WWA_1566_Sk_009 Rev T01.

Supporting Documents:

Design and Access Statement by Jestico + Whiles; Planning Statement by tp Bennett; Heritage Statement by Built Heritage Consultancy; Historic Environment Assessment by MOLA; Detailed Daylight and Sunlight Report by Bilfinger GVA; BREEAM Pre-Assessment by Scott White and Hookins; Energy Statement by Low Energy Consultancy Ltd; Sustainability Statement by Low Energy Consultancy Ltd; Air Quality Assessment by Resources and Environmental Consultants Ltd; Environmental Noise Survey by Pace Consult; Ground-borne Vibration Assessment Report by Pace Consult; Phase 1 Preliminary Unexploded Ordnance Risk Assessment by Ordtek; Geo-Environmental Assessment by Geosphere Environmental Ltd; Phase 1 Desk Study and Preliminary Risk Assessment; Phase 2 Ground Investigation Report; Ecological Assessment by JFA; Tree Constraints by JFA; Internal Bat Building Assessment (Clear) (for MFS); Bat Scoping Survey by Wold Ecology Ltd (for Drummond Crescent); Transport Assessment by MLM; School Development Travel Plan by Maria Fidelis Catholic School FCJ; Flood Risk Assessment by Parmarbrook; Statement of Community Involvement by tp Bennett; and Construction Method Statement by Kier Construction.

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

- 3 Prior to the occupation of the replacement school building full details of hard and soft landscaping, including tree planting and means of enclosure of all un-built, open areas and of the MUGA 'or' ball court and running track (whichever option is pursued) have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme and to preserve the setting of a listed building in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to first occupation of the replacement school building full details of the following cycle storage shall be submitted to and approved in writing by the Local Planning Authority:

- a) 34 student long stay parking,
- b) 8 staff long stay parking; and
- c) 10 short stay visitor parking

The development shall not be occupied until the facilities as approved are completed and available for use. All such facilities shall thereafter be retained and maintained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Sample panels of the following shall be provided on site and shall be approved in writing by the local planning authority before the relevant parts of the works are commenced:

a) Brickwork to the school buildings (minimum 1.5m x 1.5m in size) including glazed opening, cill and reveal detail and demonstrating the proposed colour, texture, face-bond and pointing.

b) All facing materials including coping, soffits, windows and doors.

The approved panels shall be retained on location until the work has been completed.

The relevant part of the works shall not be carried out otherwise than 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.

- 6 Full details, including samples, of the boundary treatment for the entire perimeter of the site shall be provided on site and shall be approved in writing by the local planning authority before the relevant parts of the works are commenced.

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.

- 7 All hard and soft landscaping works, including the planting of trees on the school site shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any newly planted 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 satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies CS14, and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to occupation of the replacement school building full details of a biodiverse, substrate-based extensive living roof shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should reflect the local conditions and species of interest. The details shall include the following:

- a) A detailed maintenance plan.
- b) Details of its construction and the materials used.
- c) A section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and
- d) Full planting details including species showing planting of at least 16 plugs per m².

The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, 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.

- 9 Prior to occupation of the replacement school building, full details of a lighting strategy (both temporary and permanent) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include information about potential light spill on to buildings, trees, lines of vegetation and bat boxes plus a lux level contour plan which should extend outwards to incremental levels to zero lux. The lighting strategy should ensure no light spill outside of the site boundaries and should demonstrate how it seeks to minimise impact on bats.

Reason: To limit the impact of light pollution from artificial light on local amenity,

intrinsically dark landscapes and nature conservation, in line with paragraph 125 of the National Planning Policy Framework (2012) and in compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 10 External artificial lighting at the development shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals in the 'Guidance Notes For The Reduction Of Light Pollution 2011'. Lighting should be minimized and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting in accordance with policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The sustainable drainage system as approved (Flood Risk Assessment and associated Appendices by Parmabrook, dated June 2016; PB-1568-Planning Response by Mark Gordon of Parmabrook dated 04/08/2016; and completed SuDS Proforma by Mark Gordon of Parmabrook and dated 04/08/2016) 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 50% reduction in run off rate (based on the 1:20 year peak storm event). The system shall include permeable paving providing 255m³ attenuation and attenuation tank providing 140m³ attenuation, alongside rainwater harvesting, green roofs and a conveyance swale, as stated in the approved drawings.

Prior to commencement of the development, a lifetime maintenance plan demonstrating how the sustainable drainage system as approved will be maintained submitted to and approved in writing by the local planning authority.

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 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.

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

Such measures to include the installation of a vertical barrier to protect tree root zones. No works, tracking of heavy machinery or storage of materials shall take place in such protected areas.

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.

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

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP32 of the of the London Borough of Camden Local Development Framework Development Policies.

- 14 Prior to the occupation of the replacement school building, full details of the proposed mechanical ventilation system demonstrating that air inlet locations will be positioned away from busy roads and as close to roof level as possible should be submitted to the Local Planning Authority and approved in writing. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with policy DP26 of the London Borough of Camden Local Development Framework Development Policies and policy 7.14 of the London Plan.

- 15 At least 28 days before the demolition of the existing school buildings, a written scheme of remediation measures shall be submitted to and approved by the local planning authority. 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 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.

- 16 The new multi-use games area hereby approved shall not be used or lit other than between the hours of 8am - 9pm Monday to Saturdays and 10am - 4pm on Sunday.

Reason: To ensure that the amenity of occupiers in surrounding premises are not adversely affected by noise from activities or people at or leaving the site in accordance with policy CS5 of the Camden Core Strategy and policies DP26 and DP28 of the Camden Development Policies of the Camden Local Development Framework.

- 17 Details of bird and bat nesting boxes or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the replacement school building. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained. Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.

Reason: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan and Policy CS15 of the London Borough of Camden Local Development Framework Core Strategy

- 18 Prior to the demolition of the existing school building a method statement for a precautionary working approach to demolition and construction should be submitted to the Local Authority and approved in writing, in accordance with the recommendations in the Bat Scoping Survey, December 2015. If any protected species are found the applicant may need to apply for a protected species licence from Natural England, evidence of which should be submitted to the Local Authority.

If more than 1 year passes between the most recent bat survey and the commencement of works, an updated bat survey must be undertaken immediately prior to commencement, by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended).

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

- 20 None of the development hereby permitted shall be commenced until detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level,

including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:

- i. Accommodate the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works,
- ii. Accommodate ground movement arising from the construction thereof,
- iii. Mitigate the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures,

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs C1 i, ii and iii and of this condition shall be completed, in their entirety, before any part of the building is occupied.

Reason: In order to protect the ensure there is no impact on Crossrail works, 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 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.

- 21 No tannoys or public address systems shall be used unless details have been submitted to and approved in writing by the Council. Approved details shall be implemented prior to use and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise in accordance with policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 22 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 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.

- 23 Neither music nor amplified voices emitted from the school development shall be audible at any residential/ noise sensitive premises.

Reason: To safeguard the amenities of the adjoining properties and the area generally 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.

- 24 All non-road mobile machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

- 25 No persons shall use the building after school hours between 9pm and 8am the next day Monday to Saturdays and between 4pm and 10am the next day on Sunday and Bank Holidays.

Reason: To safeguard the amenities of adjoining premises and the area generally in accordance with the requirements of policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

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

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 27 No piling shall take place until a piling method statement detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation

with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure and piling has the potential to impact on local underground sewerage utility infrastructure.

- 28 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.

Informatives:

- 1 Transport for London is prepared to provide to information about the proposed location of the Crossrail 2 tunnels and structures. It will supply guidelines about the design and location of third party structures in relation to the proposed tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the construction and use of the tunnels. Applicants are encouraged to discuss these guidelines with the Crossrail 2 engineer in the course of preparing detailed design and method statements.
- 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 Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.
- 4 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre.
- 5 The sound insulation of the building envelope has to comply with levels recommended by BB (Building Bulletin) 93.

- 6 You are advised that it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water, it is recommended that you ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where it is proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted by telephone on 0800 009 3921.
- 7 You are advised that a Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include:
- Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc., may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. They can be contacted by telephone on 020 3577 9200.
- 8 You are advised that Thames Water expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 9 You are advised that a Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 10 You are advised that Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/ minute at the point at which it leaves Thames Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.

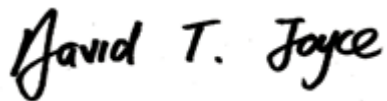
- 11 You are advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.
- 12 You are advised to either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the local planning authority and must be approved prior to commencement to the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the local planning authority prior to occupation.

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
Executive Director Supporting Communities