

**THE FIRST SCHEDULE**  
**Pro Forma**  
**Construction Management Plan**

The Council has produced a pro-forma Construction Management Plan that can be used to prepare and submit a Construction Management Plan to meet technical highway and environmental health requirements. This document should be prepared, submitted and receive approval from the Council well in advance of works starting.

The pro-forma Construction Management Plan can be found on the Council's website at:-

<https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/planning-obligations-section-106/>

Please use the Minimum Requirements (also available at the link above) as guidance for what is required in the CMP and then download the Construction Management Plan

**It should be noted that any agreed Construction Management Plan does not prejudice further agreement that may be required for things such as road closures or hoarding licences**

## **THE SECOND SCHEDULE LOCAL PROCUREMENT CODE**

### **1. INTRODUCTION**

The use of local procurement agreements is a useful tool in helping the Council to improve economic prosperity and diversity in the local area which is a key aim of the Camden Community Strategy and the Local Development Framework (adopted July 2017). The sourcing of goods and services locally will also help to achieve a more sustainable pattern of land use and reduce the need to travel. The use of section 106 Agreements attached to the grant of planning permission will be used as a mechanism to secure appropriate levels of local procurement of goods and services.

A fuller explanation of the policy background and the justification for the use of local procurement agreements and when they will be required is contained within Section 30 of the Camden Planning Guidance (adopted July 2015) which can be viewed on the Council's web site. This document is in line with the objectives of other organizations such as the London Development Agency and Government Office for London.

The purpose of this code is to maximise the opportunities available to Local Businesses in Camden from larger property developments taking place in Camden both during and after the demolition and construction phase. The local procurement code describes how the Owner in partnership with Camden Labour Market & Economy Service will ensure that Local Businesses benefit directly from the opportunities arising from both the Demolition Phase and the Construction Phase of the Development and the end use of the Property.

The requirements of the local procurement code apply to the Owner, main contractor and subcontractors appointed by them as well as tenants subsequently occupying the building. The code is designed to support Owner s and contractors in fulfilling their commitments to the planning agreements by clarifying what is required from the outset. Although the wording is emphatic, Camden Labour Market & Economy Service seeks to work in partnership with contractors to assist them in meeting specifications and in finding suitable local companies. They will provide a regularly updated pre-screened directory of local companies in construction, fitting-out and furnishing trades in support of local procurement agreements.

**2) MAIN REQUIREMENTS OF THE CODE**

**A) CONSTRUCTION.**

We will request that the Owner meets with London Borough of Camden's Labour Market & Economy Service's Local Procurement Team ("the Local Procurement Team") at least 1 month in advance of tendering contracts to clarify how the local procurement code will work and the co-operation required from the Owner, main contractor and subcontractors.

The Council will seek to ensure that the Owner inserts the following clauses in the tender documentation issued to the main contractor:

**2.1 Actions & Responsibilities of Main Contractor**

1. The main contractor will provide the Local Procurement Team with information on the estimated timing of their procurement programme and a schedule of works packages to be let ("the Procurement Schedule") and to provide updates of the Procurement Schedule as and when it is updated or revised.
2. The main contractor will work with the Local Procurement Team to: include local companies on their tender lists wherever possible and to aim to achieve the procurement of construction contracts and goods and services from companies and organisations based in Camden towards a target of 10% of the total value of the construction contract.
3. The main contractor is required to provide regular monitoring information to the Local Procurement Team every six to eight weeks during the demolition and construction phase, via e-mail, phone, fax or liaison meeting providing details of:
  - all local companies which are sent a tender enquiry or a tender invitation detailing the date and the works package or items concerned;
  - the outcome of all works packages tendered, where there is a local company on the tender list, stating whether the local company was unsuccessful, successful or declined to tender and the contract value in the case of a contract being awarded to a local company.
  - All local wholesalers and building materials suppliers which are asked to provide prices and the value of any purchases of materials and other wholesaler supplies procured.(The Local Procurement Team can provide a pro forma local procurement log to assist in the monitoring process)

Full contact details of all subcontractors appointed (whether local or from elsewhere)

4. The main contractor should include a written statement in the tender documentation sent out to sub contractors informing them of their s106 requirement obligations as set out in section 2.2 below and ensure cooperation is agreed as a prerequisite to accepting sub contract tenders
5. The main contractor should provide an opportunity for the Local Procurement Team to brief subcontractors on the requirements of the Local Procurement code.
6. The main contractor will identify any actions that are required in order to overcome known barriers to Local Businesses to accessing their supply chain in respect of the Demolition Phase and the Construction Phase.

## **2.2 Actions And Responsibilities of Sub-Contractors**

1. All sub-contractors appointed will be required to work with the Local Procurement Team and to aim to achieve the procurement of construction goods and services from companies and organisations based in Camden towards a target of 10% of the total value of their construction sub-contract. (A regularly updated sub-directory of local suppliers will be supplied to subcontractors by the Local Procurement Team).
2. All subcontractors are required to provide regular monitoring information either to the main contractor or directly to the Local Procurement Team every six to eight weeks during the demolition and construction phase, via e-mail, phone, fax or liaison meeting providing details of :
  - All local wholesalers and building materials suppliers which are asked to provide prices and the value of any subsequent purchases of materials and other wholesaler supplies procured.
  - All local companies which are sent a tender enquiry or a tender invitation detailing the date and the works package concerned and the outcome of all sub-contracts tendered.

## **B. POST CONSTRUCTION: FITTING OUT BY TENANTS AND FACILITIES MANAGEMENT**

### **Fitting out by tenants**

Where the tenants of a development are responsible for fitting out the building(s), we will require the Owner s to inform them that they also fall under the provisions of this

s106 on local procurement and provide guidance in writing to their tenants setting out the above clauses contained in section 2 above, which will apply to them as the Owner , their main contractor and subcontractors.

### **Facilities Management**

The Owner and their agents shall provide opportunities for local businesses to bid/tender for the provision of facilities management services and other post construction supply of goods and services.

The Council will assist the Owner, occupier and their contractors in identifying suitable local companies to bid for facilities management contracts and to source local goods and services.

**THE THIRD SCHEDULE  
PLANS**



*Frances Allain  
Aki*

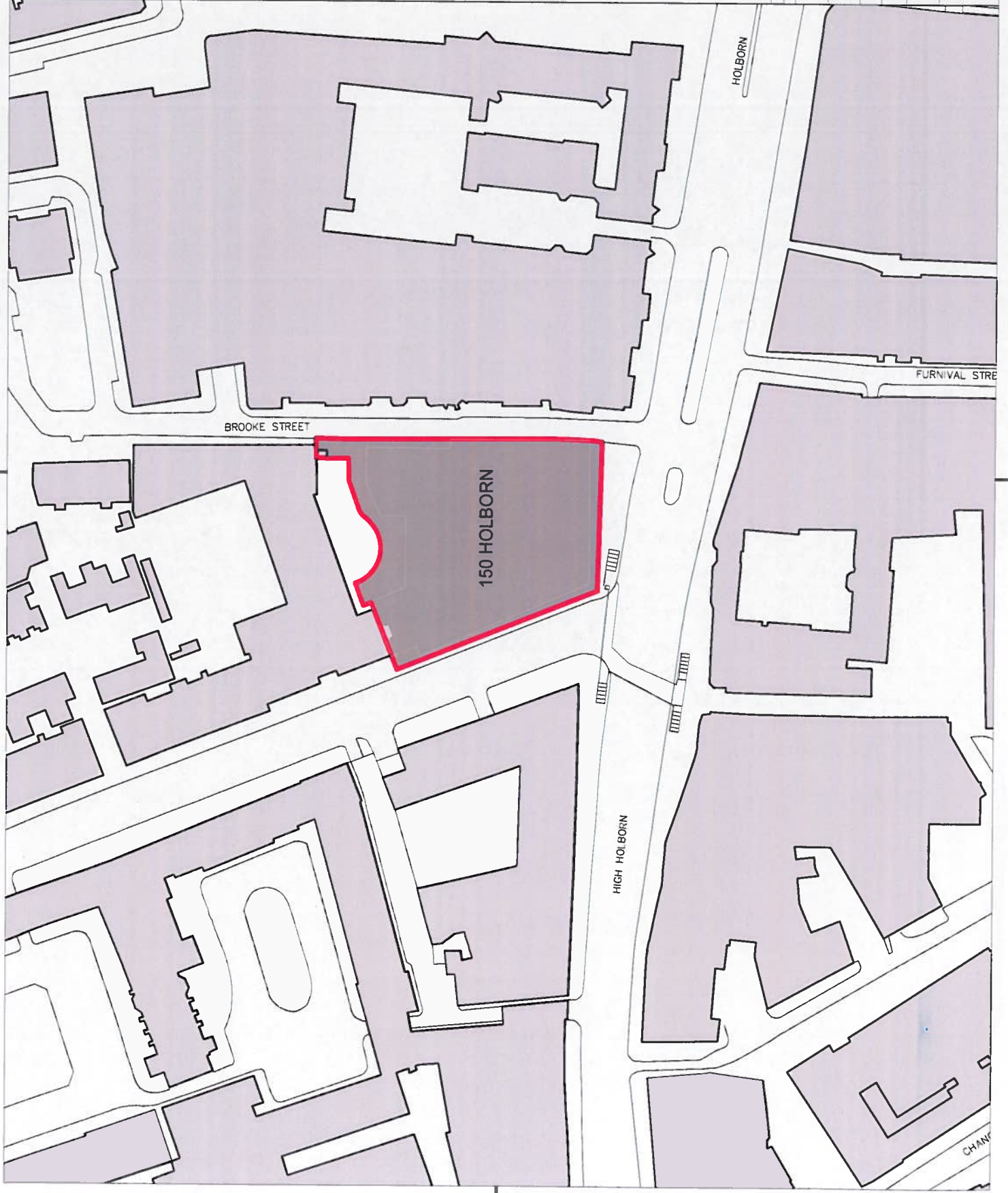
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**APPLICATION BOUNDARY**

Revision	Date	Description
A	10/04/2016	ISSUED FOR SECTION 106
Project: 150 Holborn		
Drawing Title: Grey Plan		
Scale:	1:1250@A4	Checked By: J.D.
Status:	SECTION 106	Revision: A
Company:	PW 325424	Client: DAH Legal Estates SARL
Job Number:	A01	

**PLAN 1**

**PERKINS + WILL**  
The White Collar Centre, 11 Holborn Square, London, EC1A 1JH  
Tel: +44 (0)20 7596 9000 | Fax: +44 (0)20 7596 9001  
www.perkinswill.com | www.perkinswill.co.uk



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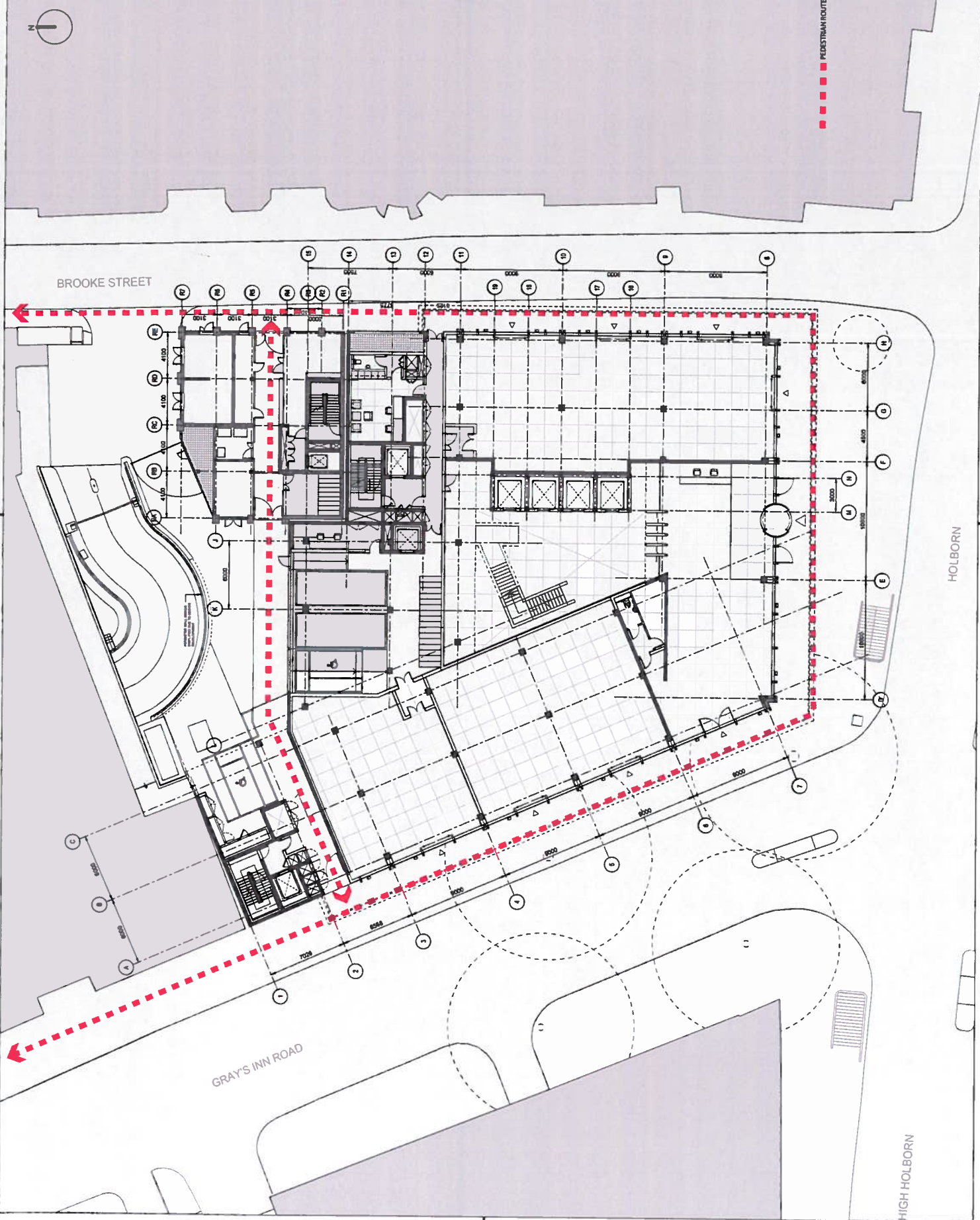
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francesc Allain  
Mike

PA

Project Name	11 Holborn
Client	Perkins + Will
Architect	Perkins + Will
Scale	1:1000
Date	2014.04.02
Sheet	PW 325424_A-02
Drawn	DAW Reed Estate BARE
Checked	
Approved	
Discipline	Architecture
Phase	Plan 2
Notes	1. See Section A-A for details of the building structure.
Notes	2. See Section B-B for details of the building structure.
Notes	3. See Section C-C for details of the building structure.
Notes	4. See Section D-D for details of the building structure.
Notes	5. See Section E-E for details of the building structure.
Notes	6. See Section F-F for details of the building structure.
Notes	7. See Section G-G for details of the building structure.
Notes	8. See Section H-H for details of the building structure.
Notes	9. See Section I-I for details of the building structure.
Notes	10. See Section J-J for details of the building structure.
Notes	11. See Section K-K for details of the building structure.
Notes	12. See Section L-L for details of the building structure.
Notes	13. See Section M-M for details of the building structure.
Notes	14. See Section N-N for details of the building structure.
Notes	15. See Section O-O for details of the building structure.
Notes	16. See Section P-P for details of the building structure.
Notes	17. See Section Q-Q for details of the building structure.
Notes	18. See Section R-R for details of the building structure.
Notes	19. See Section S-S for details of the building structure.
Notes	20. See Section T-T for details of the building structure.
Notes	21. See Section U-U for details of the building structure.
Notes	22. See Section V-V for details of the building structure.
Notes	23. See Section W-W for details of the building structure.
Notes	24. See Section X-X for details of the building structure.
Notes	25. See Section Y-Y for details of the building structure.
Notes	26. See Section Z-Z for details of the building structure.
Notes	27. See Section AA-AA for details of the building structure.
Notes	28. See Section BB-BB for details of the building structure.
Notes	29. See Section CC-CC for details of the building structure.
Notes	30. See Section DD-DD for details of the building structure.
Notes	31. See Section EE-EE for details of the building structure.
Notes	32. See Section FF-FF for details of the building structure.
Notes	33. See Section GG-GG for details of the building structure.
Notes	34. See Section HH-HH for details of the building structure.
Notes	35. See Section II-II for details of the building structure.
Notes	36. See Section JJ-JJ for details of the building structure.
Notes	37. See Section KK-KK for details of the building structure.
Notes	38. See Section LL-LL for details of the building structure.
Notes	39. See Section MM-MM for details of the building structure.
Notes	40. See Section NN-NN for details of the building structure.
Notes	41. See Section OO-OO for details of the building structure.
Notes	42. See Section PP-PP for details of the building structure.
Notes	43. See Section QQ-QQ for details of the building structure.
Notes	44. See Section RR-RR for details of the building structure.
Notes	45. See Section SS-SS for details of the building structure.
Notes	46. See Section TT-TT for details of the building structure.
Notes	47. See Section UU-UU for details of the building structure.
Notes	48. See Section VV-VV for details of the building structure.
Notes	49. See Section WW-WW for details of the building structure.
Notes	50. See Section XX-XX for details of the building structure.
Notes	51. See Section YY-YY for details of the building structure.
Notes	52. See Section ZZ-ZZ for details of the building structure.
Notes	53. See Section AA-AA for details of the building structure.
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Notes	96. See Section RR-RR for details of the building structure.
Notes	97. See Section SS-SS for details of the building structure.
Notes	98. See Section TT-TT for details of the building structure.
Notes	99. See Section UU-UU for details of the building structure.
Notes	100. See Section VV-VV for details of the building structure.



BROOKE STREET

GRAY'S INN ROAD

HOLBORN

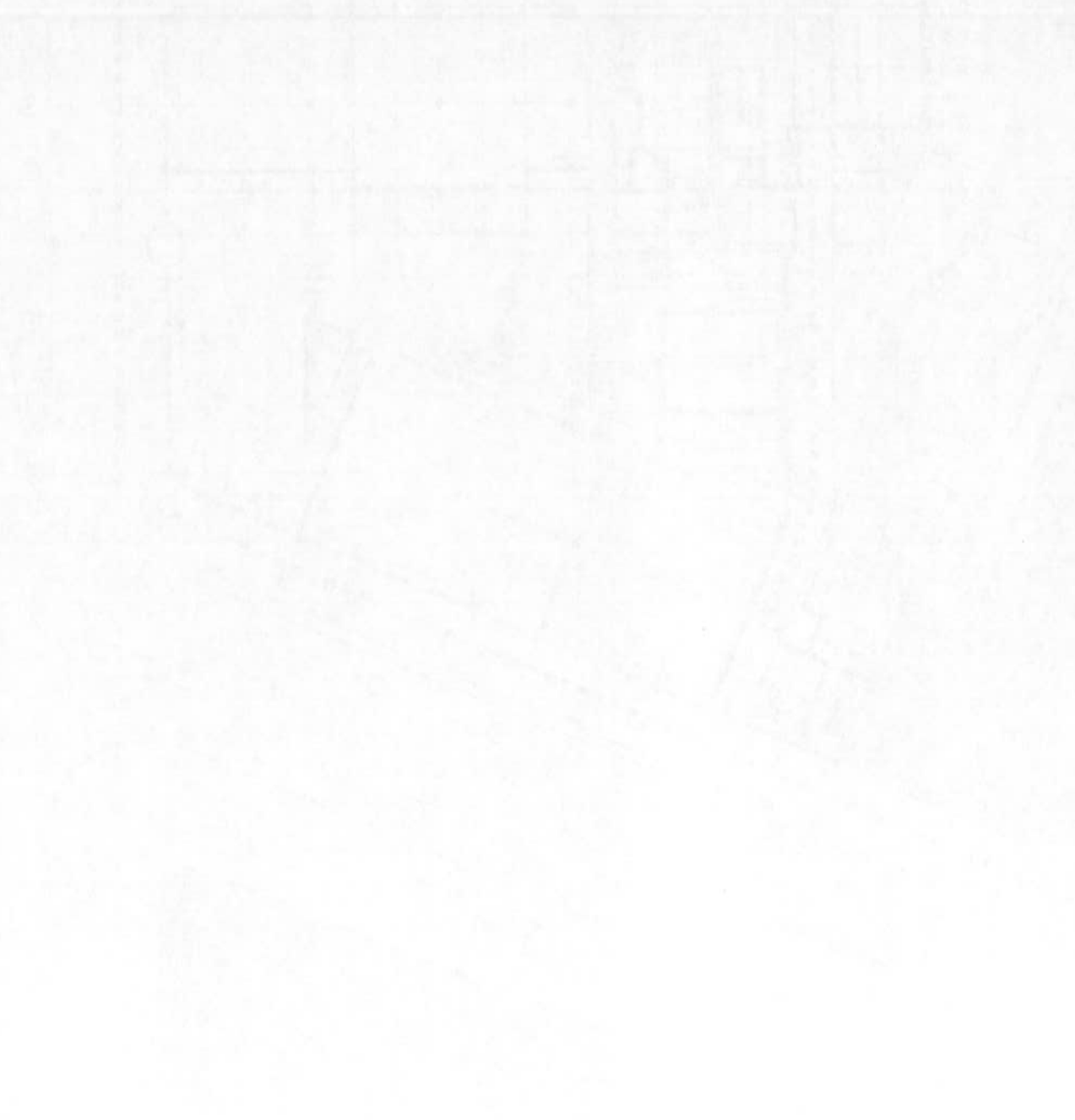
HIGH HOLBORN

PEDESTRIAN ROUTE

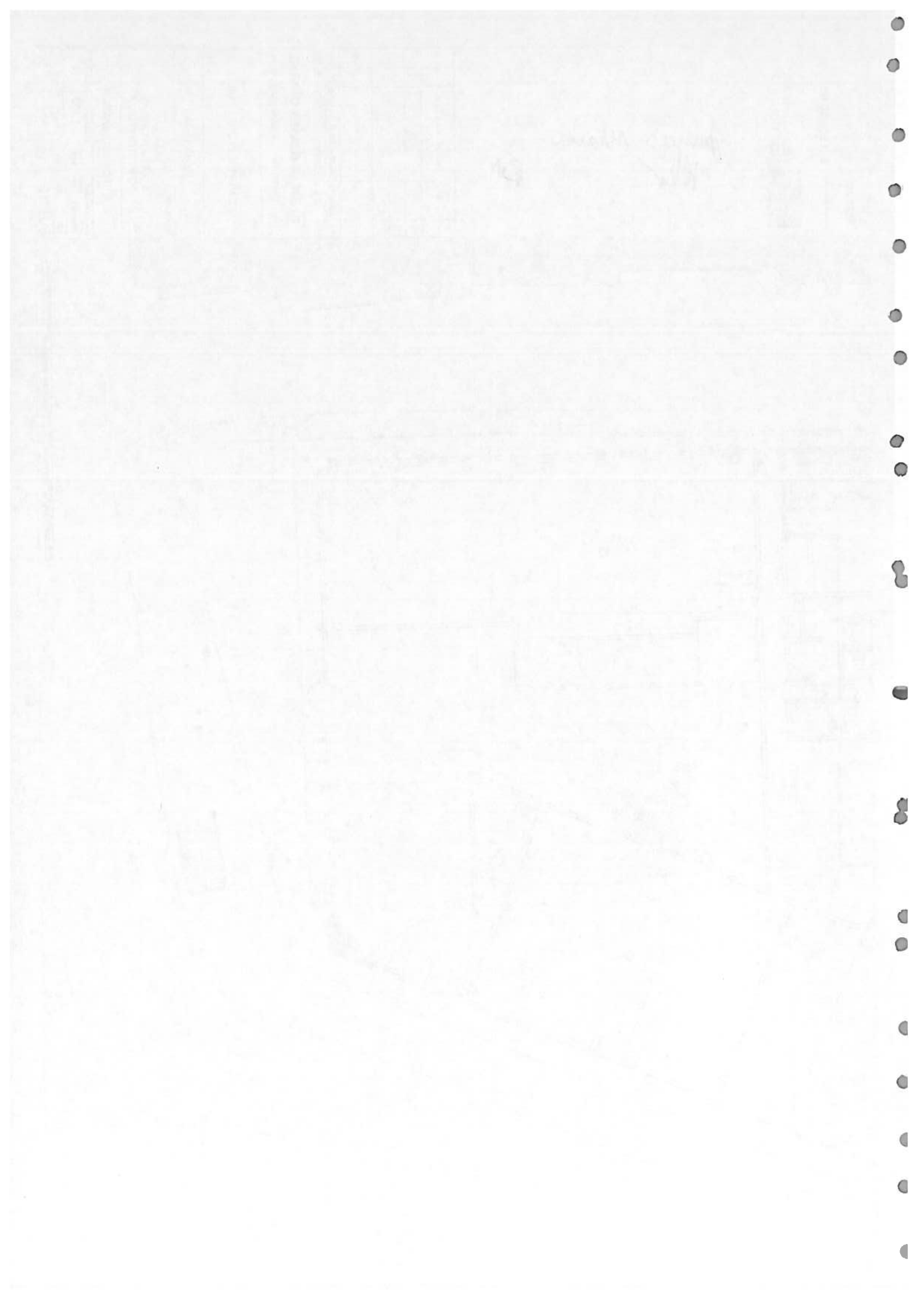
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## THE FOURTH SCHEDULE THE TRAVEL PLAN

### **PART I: Components of the Travel Plan**

The Travel Plan will be a basis for promoting sustainable travel to and from the Property.

The National Planning Policy Framework states that... *"All developments which generate significant amounts of movement should be required to provide a Travel Plan."*

For further advice on developing a Travel Plan see the Transport for London's travel plan guidance website:

<http://www.tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans>

The Owner will implement the Travel Plan where appropriate in partnership with the Council and/or with public transport operators.

**In drawing up the Travel Plan ("the Plan) the Owner shall ensure that provisions relating to the following matters are contained within the Plan:-**

1. **Public Transport and walking**
  - a. Review the public transport needs of occupiers and visitors and consider potential park and ride type services or shuttle-type services for occupiers, or suggest further enhancements to the scheduled London Bus network
  - b. Provide in-house public transport information and ensure that this is regularly updated (both Transport for London and National Rail travel information is available from their respective websites: [www.tfl.gov.uk/](http://www.tfl.gov.uk/) [www.nationalrail.co.uk](http://www.nationalrail.co.uk))
  - c. Consider provision of interest-free annual season ticket/travelcard loans for travel on buses, the underground, trains and trams for any commercial occupiers of the Development
  - d. Encourage walking through the provision of information on the best pedestrian routes to and from the Property for occupiers and visitors

**2. Taxis and Minicabs**

Consideration must be given to the provision and management of Taxi access to the Property

**3. Traffic Restraint**

The Plan must seek to reduce the volume and impact of vehicles generated by the Development

**4. On-Street Parking Controls**

The plan should aim to contain the transport impacts of the site (including parking, loading and unloading) to within the curtilage of the site and reduce the impact of the site on surrounding on-street parking.

**5. Parking and Travel**

A review of occupier's travel should have the principal aim of reducing non-essential single occupant driver trips to the site and increasing the proportion of trips undertaken by bicycle and on foot. With regards to car travel and car parking, this should include:

- a. a review and/ or development of criteria to reduce car allowances and include measures to limit the use of car parking and permits in and around the Property.
- b. a review of any on-site parking charges
- c. consideration and/or review of pool vehicles for work related trips including more environmentally friendly vehicles and alternative forms of transport for some trips.
- d. consider the use of partial homeworking/teleworking/teleconferencing where feasible and appropriate

**6. Traffic Management**

An assessment must be made of the impacts of the proposed car park access changes on existing internal congested traffic flows and seek further enhancements to internal traffic flow to better manage congestion

**7. Cycling**

The following cycle measures must be provided in sufficient quantity in line with annual travel surveys to be subsequently carried out:

- a. secure and well-lit workplace cycle parking

Consideration shall also be given to providing the following, especially in commercial developments:

- b. changing and showering facilities
- c. cycle allowance for work-related journeys
- d. cycle and equipment loans and insurance
- e. cycle repair facilities
- f. cycle pool for work-related journeys
- g. a Bicycle Users Group (BUG) to progress cyclists issues on site
- h. work with the Council to improve cycle routes to/from the Property

#### **8. Facilities for Goods Movement and Servicing**

A Servicing Management Plan for the site must seek to:

- a. identify the number and type of servicing vehicles required for the Property;
- b. Limit the size of vehicle where a larger vehicle will create servicing conflicts;
- c. Manage the timing of deliveries to avoid conflict with other servicing vehicles, conflict with loading or parking restrictions in the area or conflict with heavy pedestrian or traffic flows
- d. encourage suppliers and delivery contractors to use alternatively-fuelled vehicles (such as electric and LPG vehicles and cycles) – organisations can apply to the Energy Saving Trust ([www.est.org.uk](http://www.est.org.uk)) for alternatively- fuelled vehicle grants

#### **PART II: Review and Monitoring of the Travel Plan**

The Owner shall ensure that the Plan contains arrangements for the review and monitoring of the Travel Plan and that this is carried out on an ongoing basis and at least in years one, three and five following occupation and including a initial survey undertaken three months following the Occupation Date. These arrangements will deal with the matters set out below establishing firm timescales for the taking of each step, specific targets to be adopted for the measuring of the effectiveness of each measure and a reporting mechanism to the Council. It is acknowledged that it will be appropriate to amend the Travel Plan by agreement in the light of developing circumstances.

1. **Review the Property's Transport Accessibility**

The first stage will be to review the Property's accessibility by all modes. An accessibility report will be produced and this will form the basis for the next stages.

2. **Consultation with occupiers**

This will involve meeting occupiers of the Property to promote the concept of a Travel Plan. The meetings will seek to identify a common set of objectives for encouraging walking, cycling and public transport usage combined with reducing reliance on the private car.

3. **User Consultation and Travel Surveys**

This stage will be based around consultation. It will be extremely important to secure the support of occupiers and users of the Development if the Plan is to succeed. This stage will include occupier and user travel surveys to examine the use of existing modes of travel, attitudes towards sustainable modes of transport and the most effective measures to promote sustainable transport for commuting journeys and business journeys. The Owner will consult with the Council at this stage.

4. **Implementation**

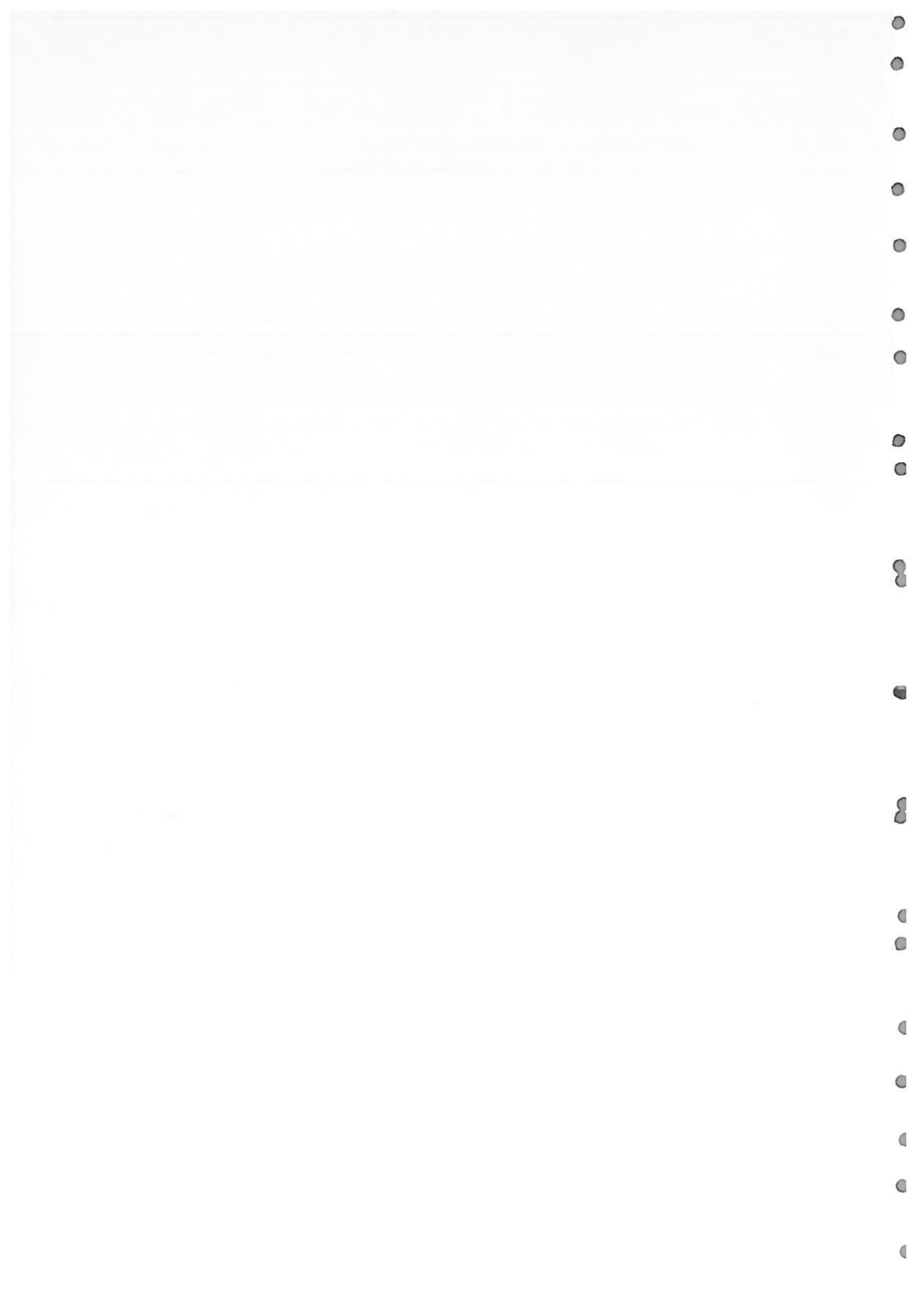
Stages 1 to 3 will provide the base information for the review of the Travel Plan.

5. **Monitor and Review**

The Travel Plan will secure an ongoing process of continuous improvement. Each version of the Travel Plan shall set out a mechanism of next steps to be tackled in line with results collated from the surveys and shall also set out a mechanism for reporting back to the Council on an annual basis on how effectively the Travel Plan is being in maximising the use of sustainable transport.



**THE FIFTH SCHEDULE  
DRAFT PLANNING PERMISSION**



DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2016/2094/P**

22 May 2018

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**150 Holborn**  
**London**  
**EC1N 2NS**

**PROPOSAL**

**DECISION**  
Demolition of existing buildings and redevelopment for mixed use development up to nine storeys in height comprising 12,862 sqm GIA office floorspace (Use Class B1), 1,480 sqm GIA retail floorspace (Use Class A1-A3), 13 residential units (Use Class C3), improvements to the public realm and all other necessary enabling works.

Drawing Nos: Extract from Permavoid Modular Cell 85 P1 Issue 3 produced by Polypipe Civils dated Jan 2016; Air purification Statement produced by Elementa dated 05 July 2016; Transport Statement produced by Steer Davies Gleave dated April 2016; Air Quality Assessment produced by Temple Group Ltd dated April 2016; Noise, Vibration and Ventilation Assessment produced by Sandy Brown dated April 2016.

Statement of Community Involvement prepared by Thorncliffe dated April 2016; Planning Statement Addendum produced by DP9 dated July 2017; Townscape Analysis produced by Perkins + Will dated July 2017; Planning Addendum LVMF Analysis produced by dated July 2017; Planning Addendum Design and Access Statement produced by Perkins + Will dated July 2017; Planning Addendum Daylight and sunlight amenity within the site produced by GIA dated July 2017; Daylight and sunlight Assessment produced by GIA dated April 2016; Ecological Appraisal produced by Dar Al Handasah (Shair and Partners) dated April 2016; Basement impact assessment produced by OTB Engineering Limits (ref P17-061-R01 rev 03 dated November 2017; Civil and Structural Engineering Reports Stage 3 produced by Clarke Nicholls Marcel dated September 2017; CNM responses to Campbell Reith BIA rev P3 produced by Clarke Nicholls Marcel dated November 2017; Preliminary

UXO Risk Assessment produced by 1st Line Defence Ltd dated November 2017; Structural Report produced by CNM dated March 2016; Assessment of impacts due to ground movement produced by RPS Group dated June 2016; Basement retaining wall calculations produced by Clarke Nicholls Marcel dated November 2017; BIA Oasys Pdisp Input summary tables; Ground Investigation Report produced by Ground Engineering dated May 2013; Flood Risk Assessment produced by Sanderson Associates dated April 2016; Underground Drainage Design Statement produced by Clarke Nicholls Marcel dated July and September 2016; Draft Construction Management Plan produced by Sir Robert McAlpine; Arboricultural Impact Statement produced by Ian Keen Limited dated April 2016; Addendum Arboricultural Impact produced by Ian Keen Limited dated July 2017; Sustainability Statement and BREEAM Pre-Assessment produced by Dar Al-Handasah (DAH) dated July 2017; Planning Addendum Energy Strategy produced by Element dated July 2017.

Proposed drawings: 325424-A-02-31 rev A; A-02-32 rev A; A-02-33 rev A; A-02-34-rev A; A-02-35 rev A; A-02-36 rev A; A-02-37 rev A; A-02-38 rev A; A-0239 rev A; A-01-03 rev B; A-04-B1 rev B; A-04-00 rev B; A-04-01 rev B; A-04-TY rev A; A-04-06 rev B; A-04-07 rev B; A-04-08 rev B; A-04-09 rev B; A-04-10 rev B; A-04-11 rev B; A-11-01 rev B; A-11-02 rev B; A-11-03 rev B; A-11-04 rev B; A-11-07 rev B; A-11-14 rev B; A-11-15 rev B; A-11-20 rev B; A-11-21 rev B; A-11-22 rev B; A-11-23 rev B; SK-D100; SK-D101; 1036010-SK-D103; SK-D104; SK-D105.

Existing drawings: 325424 A-01-01 rev C; A-01-02 rev B; A-01-B1 rev A; A-02-B1 rev A; A-02-00 rev A; A-02-01 rev A; A-02-02 rev A; A-02-03 rev A; A-02-04 rev A; A-02-05 rev A; A-02-06 rev A; A-02-07 rev A; A-02-11 rev A; A-02-12 rev A; A-02-13 rev A; A-02-21 rev A; A-02-22 rev A.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below AND subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

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

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

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

Existing drawings: 325424 A-01-01 rev C; A-01-02 rev B; A-01-B1 rev A; A-02B1 rev A; A-02-00 rev A; A-02-01 rev A; A-02-02 rev A; A-02-03 rev A; A-02-04 rev A; A-02-05 rev A; A-02-06 rev A; A-02-07 rev A; A-02-11 rev A; A-02-12 rev A; A-02-13 rev A; A02-21 rev A; A-02-22 rev A;

Proposed drawings: 325424-A-02-31 rev A; A-02-32 rev A; A-02-33 rev A; A02-34 rev A; A-0235 rev A; A-02-36 rev A; A-02-37 rev A; A-02-38 rev A; A-0239 rev A; A-01-03 rev B; A-04-B1 rev B; A-04-00 rev B; A-04-01 rev B; A-04-TY rev A; A-04-06 rev B; A-04-07 rev B; A-04-08 rev B; A-04-09 rev B; A-04-10 rev B; A-04-11 rev B; A-11-01 rev B; A-11-02 rev B; A-11-03 rev B; A-11-04 rev B; A-11-07 rev B; A-11-14 rev B; A-11-15 rev B; A-11-20 rev B; A-11-21 rev B; A11-22 rev B; A-11-23 rev B; SK-D100; SK-D101; 1036010-SK-D103; SK-D104; SK-D105;

Statement of Community Involvement prepared by Thorncliffe dated April 2016; Planning Statement Addendum produced by DP9 dated July 2017; Townscape Analysis produced by Perkins + Will dated July 2017; Planning Addendum LVMF Analysis produced by dated July 2017; Planning Addendum Design and Access Statement produced by Perkins + Will dated July 2017; Planning Addendum Daylight and sunlight amenity within the site produced by GIA dated July 2017; Daylight and sunlight Assessment produced by GIA dated April 2016; Ecological Appraisal produced by Dar Al Handasah (Shair and Partners) dated April 2016; Basement impact assessment produced by OTB Engineering Limits (ref P17-061-R01 rev 03 dated November 2017; Civil and Structural Engineering Reports Stage 3 produced by Clarke Nicholls Marcel dated September 2017; CNM responses to Campbell Reith BIA rev P3 produced by Clarke Nicholls Marcel dated November 2017; Preliminary UXO Risk Assessment produced by 1st Line Defence Ltd dated November 2017; Structural Report produced by CNM dated March 2016; Assessment of impacts due to ground movement produced by RPS Group dated June 2016; Basement retaining wall calculations produced by Clarke Nicholls Marcel dated November 2017; BIA Oasys Pdisp Input summary tables; Ground Investigation Report produced by Ground Engineering dated May 2013; Flood Risk Assessment produced by Sanderson Associates dated April 2016; Underground Drainage Design Statement produced by Clarke Nicholls Marcel dated July and September 2016; Draft Construction Management Plan produced by Sir Robert McAlpine; Arboricultural Impact Statement produced by Ian Keen Limited dated April 2016; Addendum Arboricultural Impact produced by Ian Keen Limited dated July 2017; Sustainability Statement and BREEAM Pre-Assessment produced by Dar Al-Handasah (DAH) dated July 2017; Planning Addendum Energy Strategy produced by Element dated July 2017; Extract from Permavoid Modular Cell 85 P1 Issue 3 produced by Polypipe Civils dated Jan 2016; Air purification Statement produced by Elementa dated 05 July 2016; Transport Statement produced by Steer Davies Gleave dated April 2016; Air Quality Assessment produced by Temple Group Ltd dated April 2016; Noise, Vibration and Ventilation Assessment produced by Sandy Brown dated April 2016.

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

3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door at a scale of 1:10 with typical glazing bar details at 1:1.

b) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.

c) ) Samples and manufacturer's details of new facing materials including windows and door frames, glazing, balconies, balustrades, GRC, concrete and metal cladding with a full scale sample panel of all stone facing finishes of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

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 Camden Local Plan 2017.

4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aernals or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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

5 No development shall take place on the relevant part of the site until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:

a) details of any proposed earthworks including grading, mounding and other changes in ground levels.

b) details of proposals for the enhancement of biodiversity,

c) permanent works, including sample of ground surface materials and finishes to all areas of public space ,(vehicular and pedestrian)

d) permeable surfaces for SuDS purposes,

e) details of all boundary treatments to the site

f) details of the 8th floor roof garden and 7th floor terrace and associated areas including courtyard planters to include sections, materials and finishes and planting schedules

g) any external CCTV and security monitors/fixtures

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

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy A1, A3, CC2 and CC3 of the Camden Local Plan 2017 .

- 6 Prior to first occupation of the residential units, the refuse and recycling storage areas shall be completed and made available for occupants of the residential units.

The development shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 and CC5 of the Camden Local Plan 2017.

- 7 The café / restaurant (A1/A3) uses hereby permitted shall not be carried out outside the following times: 07:00hrs to 21:00hrs Monday to Saturday and 08:30hrs to 18:00 hrs on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC2 of the Camden Local Plan 2017.

- 8 No flat roofs within the development shall be used as terraces without the prior express approval in writing of the Local Planning Authority.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 9 The approved office amenity spaces at 7th and 8th floor levels, as shown on drawing numbers A-04-08 rev B and A-04-09 rev B, shall be used by the office (B1a) uses of the building only and shall not be used outside the hours of 08:00 and 21:00 Monday to Friday and at no time during the weekends.

Reason: In order to safeguard the amenity of neighbouring premises from noise and general disturbance in accordance with the requirements of policy A1 Camden Local Plan 2017.

- 10 Prior to installation, details of the proposed gates to the pedestrian accessway, including a sample shall be submitted to and approved in writing by the Local Planning Authority. The gates shall only be erected in accordance with the approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the Camden

Local Plan 2017.

- 11 No noise generating activities shall take place within the roof terraces and pavilion outside of 23:00 and 07:00 Monday to Friday.

Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan.

- 12 No amplified music shall be played on the outdoor terrace associated with the rooftop uses on commercial building.

Reason: To safeguard the amenities of the adjoining residential premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the London Borough of Camden Local Plan 2017.

- 13 Prior to the commencement of any works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report ref. JTK/9062/JK and tree protection plan ref. 9062/02 rev. B. produced by Ian Keen Limited. 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 BS5837:2012 and 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.

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

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.



- 15 The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

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

- 16 Prior to occupation of the hereby approved development, details of the location, design and method of waste storage and removal including recycled materials, for all uses on-site, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units 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 policies A1 and CC5 of the Camden Local Plan 2017.

- 17 Before the development commences, details of secure and covered cycle storage area for 230 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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

- 18 The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017

- 19 Prior to the commencement of works details confirming which residential units would be designed and constructed in accordance with Building Regulations Part M4 (2) with at least 10% designed and constructed in accordance with Building Regulations Part M4 (3) adaptable shall be submitted to and approved in writing by the local planning authority.

All such flats shall be fitted out in accordance with the details as approved.

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 H6 of the Camden Local Plan 2017.

- 20 All external doorways, except for fire doors or for access to utilities, should not open outwards towards the public highway/footway/pedestrian route through the site. The proposed doors must either open inwards or have a sliding door so they do not restrict the flow of pedestrians or risk being opened onto those passing by.

Reason: In order to enhance the free flow of pedestrian movement and promote highway safety and amenity in accordance with policies D1 and T1 of the Camden Local Plan 2017.

- 21 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 CC1, CC2 and CC4 of the Camden Local Plan 2017.

- 22 At least 28 days before development commences:

(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; 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.

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 A1 of the Camden Local Plan 2017.

- 23 Prior to the occupation of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. Living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the prospective residential occupiers of the development and the area generally in accordance with the requirements of policies G1, D1 and A1 of the Camden Local Plan 2017.

- 24 Prior to the occupation of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from noise sensitive premises. Details shall demonstrate that the sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the prospective residential occupiers of the development and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 25 Prior to commencement of the any plant equipment, full detail (including plans, elevations, manufacturers' specification and sections) of the proposed plant equipment and compounds shall be submitted to and approved by the local planning authority prior to that element of work. The details shall include details of the external noise level emitted from plant/machinery/equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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

- 26 Prior to the occupation of the development, details of additional biodiversity enhancement features such as bat bricks or boxes, bird boxes or bug boxes shall be submitted and approved by the local planning authority; The details shall include designs and location of the features to be incorporated. All such features as approved shall be fully installed within 6 months of the date of their approval and permanently retained and maintained thereafter.

Reason: To assess the development's their ability to realise benefits for biodiversity through the layout, design and materials used, in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 27 Prior to occupation of the development, a lighting statement showing detailed lighting including lux and proposed projections of the external areas is required, especially for the external terraces and new pedestrian walkway, shall be submitted to and approved in writing by the Council. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard and protect priority species in accordance with policy A3 of the Camden Local Plan 2017.

- 28 Prior to the solar panels and system being implemented, detailed plans showing the location and extent of photovoltaic cells and solar thermal system to be installed on the building shall be 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 CC1 of the London Borough of Camden Local Plan.

- 29 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. Details of the green roof provided shall include: 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, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC2, and CC3 of the London Borough of Camden Local Plan 2017.

- 30 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 Greater London Authority's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 31 Prior to occupation of the development, full details of the mechanical ventilation system including air inlet locations and details of Nox filters (where necessary) shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with policies A1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 32 A) Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, and shall demonstrate that greenfield run off rates (5l/s) will be achieved (unless otherwise agreed). The system shall include green and brown roofs and below ground attenuation, as stated in the approved drawings.

B) Prior to occupation of the development, evidence that the sustainable drainage system has been implemented in accordance with the approved details shall be submitted to the local planning authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan June 2017.

- 33 Prior to occupation, evidence that the system has been implemented in accordance with the approved details required by condition 32 as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan June 2017.

- 34 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 water infrastructure and other relevant underground structures, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water and other utilities companies. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard the underground utility infrastructure in accordance with Policy CC3 of the Camden Local Plan 2017.

- 35 Prior to the occupation of the development, full details of screening, obscure glazing and other measures to reduce instances of overlooking and loss of privacy to neighbouring occupiers (including screening of the residential balconies and commercial terraces/balconies) shall be submitted to and approved in writing by the local Planning Authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

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

- 36 The development hereby approved shall not include any further extensions to the height of the building above ridge level as shown on drawing nos A-11-01 rev B; A11-02rev B; A-11-03 rev B; A-11-04 rev B; A-11-07 rev B; A-11-14 rev B; A-11-15 rev B.

Reason To ensure the preservation of protected London View Management Framework View 4A.1 (Primrose Hill) in accordance with the requirements of Policy 7.11 of the London Plan 2016.

- 37 No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF and in order to ensure the identification of and minimise damage to important archaeological remains which may exist on this site, in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 38 Prior to commencement of the relevant ground floor food and drink use hereby approved, details of the extract ventilating system associated with the relevant ground floor food and drink uses hereby approved, shall be submitted to and approved in writing by the Local Planning Authority.

Such details to include routing of ducts and discharge points and associated acoustic isolation and sound and vibration attenuation measures and an Acoustic Impact report prepared by a suitably qualified and experienced acoustic engineer which sets out how the equipment would meet the Council's published noise and vibration standards.

Such details shall also include details of the ventilation and filtration equipment to suppress and disperse fumes and/or smells created from cooking activities on the premises. No primary cooking shall take place within the relevant premises unless all such measures as approved have been installed and are in full working order.

The equipment shall be installed in accordance with the details thus approved and acoustic isolation shall thereafter be maintained in accordance with the manufacturers' recommendations.

All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

In the event of no satisfactory ventilation being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4, D1, TC1, TC2 and TC4 and TC5 of the London Borough of Camden Local Plan 2017.

- 39 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground for all of the foundations, basement and ground floor structures, or 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) provide details on all structures
  - (ii) accommodate the location of the existing London Underground structures and tunnels
  - (iii) accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2016 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

- 40 No vegetation and built structures potentially suitable as a bird habitat shall be removed except outside of the bird nesting season (Feb-August inclusive). Where this is not possible, an ecologist shall be engaged to assess any vegetation and built structures for active signs of nesting and in the event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged.

Reason: In order to safeguard protected and priority species, in accordance with the

requirements of Policy A3 of the Camden Local Plan 2017.

- 41 The café and informal gallery space uses at ground floor shall retain a street-facing glazed window display.

Reason: To ensure that the future occupation of the premises supports the character and vitality of the Town Centre, contributes a safe, welcoming appearance to the street and enables overlooking of public areas, in accordance with the requirements of policies G1, D1, D3, C5 and TC2 of the London Borough of Camden Local Plan 2017.

- 42 If more than 12 months elapse between the date of the approved bat survey (April 2016 and addendum letter dated 5th June 2017 in Planning Addendum Design and Access Statement dated July 2017) and commencement of development, an updated bat survey shall be submitted to and approved in writing by the local planning authority.

Such survey to be carried out by a suitably qualified ecologist and accompanied by a report confirming the results and implications of the assessment, including any revised mitigation measures.

All mitigation measures as approved shall be implemented in full in accordance with the agreed time scales.

Reason: In order to protect wildlife habitats and biodiversity, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

- 43 Prior to the first occupation of any part of the development, two disabled parking spaces (1 x residential use and 1 x commercial use) within the development shall be provided in their entirety and shall be permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate spaces designated for disabled people in accordance with T2 of the Camden Local Plan 2017.

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

Reason: To ensure that the scheme promotes the use of sustainable transport measures in accordance with policy T1 of the Camden Local Plan 2017.

Informative(s):



- 1 With regard to surface water drainage 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 the applicant should 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 the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

- 2 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 where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 3 There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.
- 4 In relation to condition 34 the applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.
- 5 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.
- 6 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).
- 7 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.
- 8 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.

- 9 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973)] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 10 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 11 During any internal or external demolition of buildings or any site clearance, a precautionary measure is required that all contractors are aware of potential roosting bats and that external features such as roof tiles and other features which may support bats (i.e. areas with cracks or holes providing access routes for bats) should be removed by hand. There is a required formalisation of a protocol as to the steps to be taken in the event that a bat or bats is/are found during the demolition works. Should bats or their roosts be identified then works must cease and the applicant will be required to apply for, and obtain, a European Protected Species Licence and submit proof of this to the authority before work recommences. Additionally they will be required to submit a method statement detailing features to be retained and added to site to maintain and replace roost and foraging features on the site.
- 12 The demolition of buildings or any site clearance should be undertaken outside the breeding bird season (i.e. it should be undertaken in the period September to January inclusive). Should it prove necessary to undertake demolition or clearance works during the bird nesting season, then a pre-works check for nesting birds should be undertaken by a qualified ecologist. If any active nests are found, works should cease and an appropriate buffer zone should be established (the qualified ecologist would advise). This buffer zone should be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.
- 13 In relation to condition 37 the written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 14 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.

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.

Yours faithfully

Supporting Communities Directorate

**DRAFT**

**DECISION**

