

Application ref: 2017/3847/P
Contact: Gavin Sexton
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Date: 15 June 2018

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Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Morrisons Superstore and Petrol Filling Station
Camden Goods Yard
Chalk Farm Road
LONDON
NW1 8EH**

Proposal:

Redevelopment of petrol filling station site to include the erection of a new building of up to six storeys and up to 11,243 sq m GEA floorspace to accommodate a petrol filling station (Sui Generis use), flexible retail/food & drink floorspace (Class A1, A3 uses) , Class B1 floorspace and a winter garden; with cycle parking, public space, public toilets and other associated works and highways works; all following demolition of existing petrol filling station. Use of part ground/1st floors as a foodstore (Class A1 use) with associated car parking for a temporary period of up to thirty months. Redevelopment of the main supermarket site to include the erection of seven buildings (Blocks A, B, C, D, E1, E2, F) of up to 14 storeys accommodating up to 573 homes (389 market and 184 affordable in up to 60,568 sq m GEA of residential floorspace) together with up to 28,345 sq m GEA non-residential floorspace comprising foodstore (class A1), flexible retail/food & drink (Class A1/A3), office and workshop (Class B1a and B1c), community centre (Class D2), roof level of 'Block B' for food and plant growing/production facility including small scale brewing and distilling (Sui Generis use); with associated ancillary office, storage, education, training, cafe and restaurant activities; together with new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility and other associated works, including removal of existing surface level car parking and retaining walls, road junction alterations; all following demolition of foodstore.

Drawing Nos: Background Papers, Supporting Documents and Drawing Numbers:

Block A:

Plans and elevations: Prefix (13508-A-A1_) : 2-L00-00-100 (Rev A); 2-L01-00-101; 2-L02_06-00-102; 2-L07_10-00-103; 2-L11_13-00-104; 2-Roof Plan-00-105 2-E-NE-04-140 (Rev A); 2-E-NW-04-141 (Rev A); 2-E-SE-04-142 (Rev A); 2-E-SW-04-143 (Rev A).

Sections: , Prefix (13508-A-LXX-05-) 151 (Rev A); 152 (Rev A); 153 (Rev A); 154 (Rev A).

Block B. All with Prefix (1095_02_07_)

Plans: 099 (REV P3); 100 (REV P2); 101(REV P2); 102 (REV P1); 103 (REV P1); 104 (REV P1); 105 (REV P1); 106 (REV P1); 107 (REV P2); 108 (REV P2).

Elevations: 200 (REV P1); 201 (REV P2); 202 (REV P2); 203 (REV P2).

Sections: 204 (REV P2); 205 (REV P1); 206 (REV P1); 207 (REV P1).

Bay Studies: 400 (REV P1); 401 (REV P1); 402 (REV P2); 403 (REV P1); 404 (REV P1); 405 (REV P3).

Unit types: 500 (REV P1); 501 (REV P1); 502 (REV P1); 503 (REV P1).

Block C. All with prefix (1095_03_07_)

Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2); 106 (REV P2); 107 (REV P2); 108 (REV P2); 109 (REV P2); 110 (REV P2).

Elevations and sections : 201 (REV P2); 202 (REV P2); 203 (REV P2); 204 (REV P2); 300 (REV P2); 301 (REV P2); 302 (REV P2).

Bay studies and unit types: 400 (REV P2); 401 (REV P2); 402 (REV P2); 500 (REV P1).

Block D. All with Prefix (1095_04_07_):

Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2).

Elevations and sections: 200 (REV P2); 201 (REV P2); 202 (REV P2); 203 (REV P2); 300 (REV P2); 301 (REV P2).

Bay studies and unit types: 400 (REV P2); 401 (REV P2); 402 (REV P2); 500 (REV P2); 501 (REV P2).

Block E1.

Prefix (13508-A-E1-): L00-00-100 (Rev A); L01_04-00-101; L05_10-00-102; Roof Plan-00-

103; E-N-04-144 (Rev A); E-S-04-145 (Rev A).
Sections: Prefix (13508-A-LXX-05-): 155 (Rev A); 156 (Rev A).

Block E2. All with Prefix (1095_06_07_):

Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2);

Elevations and sections: 200 (REV P2); 201 (REV P2); 202 (REV P2); 203 (REV P2); 300 (REV P2); 301 (REV P2);

Bay studies and types: 400 (REV P2); 401 (REV P2); 402 (REV P2); 403 (REV P2); 500 (REV P2); 501 (REV P2); 502 (REV P2).

Block F: All with Prefix (1095_07_07_):

Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2); 106 (REV P2); 107 (REV P2); 108 (REV P2); 109 (REV P2);

Elevations and sections: 200 (REV P2); 201 (REV P2); 202 (REV P2); 203 (REV P2); 300 (REV P2); 301 (REV P1); 302 (REV P2); 303 (REV P2);

Bay Studies and unit types: 400 (REV P1); 401 (REV P2); 402 (REV P1); 403 (REV P1); 404 (REV P2); 405 (REV P1); 406 (REV P2); 407 (REV P1); 500 (REV P1); 501 (REV P1)

Petrol Filling Station site. All with Prefix (1605_PL_)

Existing drawings: 001; 002; 003; 004; 020; 021; 031; 032; 033; 034;

Demolition drawings: 50; 51;

Proposed plans : 010 (REV A); 010-1 (REV A); 011 (REV A); 011-1 (REV A); 012 (REV A); 099 (REV A); 100 (REV A); 100-1 (REV A); 101- (REV A); 101-1 (REV A); 102 (REV A); 103 (REV A); 104 (REV A); 105 (REV A); 106 (REV A);

Proposed sections: Prefix 200 (REV A); 201 (REV A); 201-1 (REV A); 202 (REV A); 203 (REV A); 204 (REV A); 205 (REV A);

Proposed elevations: 300 (REV A); 301 (REV A); 301-1 (REV A); 302 (REV A); 302-1 (REV A); 303 (REV A); 303-1 (REV A); 304 (REV A); 304-1 (REV A); 400; 401; 402;

1605-PFS Unitised Accommodation schedule Rev E 04.10.17.

Masterplan drawings:

Site location plan: 1095_00_07_001 (REV P1);

Main site & PFS Site 1095_00_07_022 (Rev P1);

Demolition : 1095_00_07_002 (REV P1); 1095_00_07_003 (REV P1);

Plans: All with prefix (1095_00_07_): 098 (REV P1); 099 (REV P3); 100 (REV P3); 101 (REV P3); 102 (REV P3); 103 (REV P3); 104 (REV P3); 105 (REV P3); 106 (REV P3); 107 (REV P3); 108 (REV P3); 109 (REV P3); 110 (REV P3); 111 (REV P3); 112 (REV P3); 113 (REV P3); 114 (REV P3); 115 (REV P1); 116 (REV P1); 117 (REV P1); 118 (REV P1);

Site Elevations: 200 (REV P1);

Site Sections: 300 (REV P1); 301 (REV P1); 302 (REV P1); 303 (REV P1).

Landscape and trees (all prefix P10606-00-001-)

100 Overall Masterplan; 101 (Rev D05) General arrangement; 102 (Rev D01) Hardworks; 103 (Rev D02) Softworks; 104 (Rev D04) Tree planting plan; 105 (Rev D03) Tree retention and removal; 200 (Rev D00) Sections 01; 201 (Rev D00) Sections 2; 202 (rev D00) Sections 03; 203 (Rev D00) Sections 04; 810 (Rev D00) Typical Tree details;

Accommodation schedule: 1095_2QA_Current_Mix_P1 (Rev P2 04/07/17).

Planning Statement (prepared by Turley; dated July 2017); Design and Access Statement (prepared by Allies and Morrison; dated 30 June 2017) with Landscape chapter 6 addendum Oct 2017;

Environmental Statement Volume 1 Main Report (dated 30 June 2017) with supporting Volume 2a (Townscape and Visual Impact Assessment) Volume 2b (Built Heritage) Volume 3a (Technical Appendixes);
Volume 3b (Transport Assessment (prepared by Ardent; dated July 2017); Addendum to Transport Assessment (prepared by Ardent; dated October 2017); Note on Summary of changes to bus delays;
ES supporting technical appendices:
1.1 IEMA Quality Mark checklist; 2.1 Scoping Report; 2.2 Scoping Opinion;
2.3 Flood Risk assess and Surface Water Drainage Strategy (AECOM, rev. 6, October 2017)
9.1 Acoustic Terminology; 9.2 Baseline Noise and Vibration; 9.3: Traffic Flow Data; 9.4: Amenity Space Calculations; 9.5 Glazing calculations; 9.6: Glazing Mitigation; 10.1 Additional appendix Daylighting Scenarios Neighbouring window maps; 10.1 Daylighting Scenarios; 10.2 Daylight Sunlight Assessment; 10.3 Overshadowing Assessment; 10.4 Solar Glare Assessment (rev A by GIA 25th September 2017); 10.5 Light Pollution Assessment; 10.6 Internal daylight sunlight assessment; 10.6 Overshadowing assessment; 11.1 Pedestrian Level Wind Microclimate Assessment;
Affordable Housing Statement (prepared by Turley; dated June 2017);
Air Quality Assessment (prepared by Ardent; dated June 2017);
Arboricultural Impact Assessment (prepared by Middlemarch Environmental (dated December 2016, revised June 2017);
Pre-Development Arboricultural Survey (prepared by Middlemarch Environmental; dated June 2017);
Archaeological Desk Based Assessment (prepared by CgMs Heritage; dated June 2017);
Basement Impact Assessment Report, AECOM (ref. 60493836/GEO/DOC/BIA/001), rev. 05, November 2017 with supporting document and Site groundwater characteristics, (2 page, by AECOM, October 2017);

Construction Management Plan Pro Forma v2.2 (prepared by Barratt London; Rev 4 dated 4th October);
Economic and Regeneration Impact Statement (prepared by Turley Economics; dated June 2017);
Framework Travel Plan (prepared by Ardent; dated October 2017);
Health Impact Assessment (prepared by Turley; dated June 2017);
Noise and Vibration Impact Assessment (prepared by Ardent; dated June 2017); Noise Assessment Addendum (prepared by Ardent; dated October 2017); Baseline Noise and Vibration Measurements (prepared by Ardent; dated June 2017);
Preliminary Bat Roost Assessment (prepared by Middlemarch Environmental; Rev C issued June 2017);
Preliminary Ecological Assessment (prepared by Middlemarch Environmental; Rev C issued June 2017);
Servicing Management Plan (prepared by Ardent; dated July 2017);
Statement of Community Involvement (prepared by Morrisons; dated July 2017);
Sustainable Design & Construction Statement Vol. 1 - Main Report (prepared by BBS Environmental; dated June 2017); Sustainable Design & Construction Vol. 2 Energy Statement (prepared by BBS Environmental; dated June 2017); Sustainable Design & Construction Vol 3. - BREEAM Pre-Assessment (prepared by BBS Environmental; dated June 2017); Sustainable Design & Construction Vol 4 - Thermal Comfort (prepared by BBS Environmental; dated June 2017) ; Sustainable Design and Construction Statement Addendum (prepared by Aecom; dated October 2017);
Contextual Daylight and Density Research (prepared by gia; dated 29 June 2017);
Proposed Amendments to the Camden Goods Yard Planning Application (2017/3847/P),

London Borough Of Camden: Environmental Implications Letter from Ramboll Environ (dated 12 October);
Letter titled 'Camden Goods Yard - Scheme Amendments and Clarifications' from Turley dated 12 October 2017;
Supplementary Comment: Impact of Proposed Development on Regent's Park (prepared by Turley; dated October 2017);
Camden Goods Yard 1095 Design Development NOTES by AAM).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

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

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

- 2 Residential sound mitigation

Prior to commencement of the superstructure of each of blocks A, B, C, D, E1, E2 and F, details of acoustic mitigation for the relevant building shall be submitted to and approved in writing by the local planning authority.

Such details shall be based on the recommendations of the Noise and Vibration Impact Assessment and its Appendices E and F hereby approved and shall be accompanied by an acoustic report which details how the relevant buildings would achieve the Council's noise standards as follows:

Rooms identified in zones requiring Glazing type A/B shall meet the acoustic standards of Camden Local Plan 2017 Appendix 3 Table B.

Rooms identified in zones requiring Glazing type C shall meet the acoustic standards of the Camden Local Plan 2017 Appendix 3 Table on page 315 summarised as NR25 (bedrooms) 23:00 to 07:00 hours; NR35 (all habitable rooms) 07:00 to 23:00 hours.

The relevant buildings shall be constructed in accordance with the mitigation measures as approved and all such measures shall be put in place prior to first residential occupation of each relevant building. Mechanical ventilation systems required as part of the mitigation shall be retained thereafter and maintained in accordance with the manufacturer's recommendations.

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

- 3 Approved Drawings and documents (I/IV)

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

Background Papers, Supporting Documents and Drawing Numbers:

Block A:

Plans and elevations: Prefix (13508-A-A1_) : 2-L00-00-100 (Rev A); 2-L01-00-101; 2-L02_06-00-102; 2-L07_10-00-103; 2-L11_13-00-104; 2-Roof Plan-00-105 2-E-NE-04-140 (Rev A); 2-E-NW-04-141 (Rev A); 2-E-SE-04-142 (Rev A); 2-E-SW-04-143 (Rev A).

Sections: , Prefix (13508-A-LXX-05-) 151 (Rev A); 152 (Rev A); 153 (Rev A); 154 (Rev A).

Block B. All with Prefix (1095_02_07_)

Plans: 099 (REV P3); 100 (REV P2); 101 (REV P2); 102 (REV P1); 103 (REV P1); 104 (REV P1); 105 (REV P1); 106 (REV P1); 107 (REV P2); 108 (REV P2).

Elevations: 200 (REV P1); 201 (REV P2); 202 (REV P2); 203 (REV P2).

Sections: 204 (REV P2); 205 (REV P1); 206 (REV P1); 207 (REV P1).

Bay Studies: 400 (REV P1); 401 (REV P1); 402 (REV P2); 403 (REV P1); 404 (REV P1); 405 (REV P3).

Unit types: 500 (REV P1); 501 (REV P1); 502 (REV P1); 503 (REV P1).

Block C. All with prefix (1095_03_07_)

Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2); 106 (REV P2); 107 (REV P2); 108 (REV P2); 109 (REV P2); 110 (REV P2).

Elevations and sections : 201 (REV P2); 202 (REV P2); 203 (REV P2); 204 (REV P2); 300 (REV P2); 301 (REV P2); 302 (REV P2).

Bay studies and unit types: 400 (REV P2); 401 (REV P2); 402 (REV P2); 500 (REV P1).

Block D. All with Prefix (1095_04_07_):

Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2).

Elevations and sections: 200 (REV P2); 201 (REV P2); 202 (REV P2); 203 (REV P2); 300 (REV P2); 301 (REV P2).

Bay studies and unit types: 400 (REV P2); 401 (REV P2); 402 (REV P2); 500 (REV P2); 501 (REV P2).

4 Approved Drawings and documents (II/IV):

Block E1.

Prefix (13508-A-E1-): L00-00-100 (Rev A); L01_04-00-101; L05_10-00-102; Roof Plan-00-103; E-N-04-144 (Rev A); E-S-04-145 (Rev A).

Sections: Prefix (13508-A-LXX-05-): 155 (Rev A); 156 (Rev A).

Block E2. All with Prefix (1095_06_07_):

Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2);

Elevations and sections: 200 (REV P2); 201 (REV P2); 202 (REV P2); 203 (REV P2); 300 (REV P2); 301 (REV P2);

Bay studies and types: 400 (REV P2); 401 (REV P2); 402 (REV P2); 403 (REV P2); 500 (REV P2); 501 (REV P2); 502 (REV P2).

Block F: All with Prefix (1095_07_07_):

Plans: 100 (REV P2); 101 (REV P2); 102 (REV P2); 103 (REV P2); 104 (REV P2); 105 (REV P2); 106 (REV P2); 107 (REV P2); 108 (REV P2); 109 (REV P2);
Elevations and sections: 200 (REV P2); 201 (REV P2); 202 (REV P2); 203 (REV P2); 300 (REV P2); 301 (REV P1); 302 (REV P2); 303 (REV P2);
Bay Studies and unit types: 400 (REV P1); 401 (REV P2); 402 (REV P1); 403 (REV P1); 404 (REV P2); 405 (REV P1); 406 (REV P2); 407 (REV P1); 500 (REV P1); 501 (REV P1)

Petrol Filling Station site. All with Prefix (1605_PL_)

Existing drawings: 001; 002; 003; 004; 020; 021; 031; 032; 033; 034;

Demolition drawings: 50; 51;

Proposed plans : 010 (REV A); 010-1 (REV A); 011 (REV A); 011-1 (REV A); 012 (REV A); 099 (REV A); 100 (REV A); 100-1 (REV A); 101- (REV A); 101-1 (REV A); 102 (REV A); 103 (REV A); 104 (REV A); 105 (REV A); 106 (REV A);

Proposed sections: Prefix 200 (REV A); 201 (REV A); 201-1 (REV A); 202 (REV A); 203 (REV A); 204 (REV A); 205 (REV A);

Proposed elevations: 300 (REV A); 301 (REV A); 301-1 (REV A); 302 (REV A); 302-1 (REV A); 303 (REV A); 303-1 (REV A); 304 (REV A); 304-1 (REV A); 400; 401; 402;

1605-PFS Unitised Accommodation schedule Rev E 04.10.17.

5 Approved Drawings and documents (III/IV):

Masterplan drawings:

Site location plan: 1095_00_07_001 (REV P1);

Main site & PFS Site 1095_00_07_022 (Rev P1);

Demolition : 1095_00_07_002 (REV P1); 1095_00_07_003 (REV P1);

Plans: All with prefix (1095_00_07_): 098 (REV P1); 099 (REV P3); 100 (REV P3); 101 (REV P3); 102 (REV P3); 103 (REV P3); 104 (REV P3); 105 (REV P3); 106 (REV P3); 107 (REV P3); 108 (REV P3); 109 (REV P3); 110 (REV P3); 111 (REV P3); 112 (REV P3); 113 (REV P3); 114 (REV P3); 115 (REV P1); 116 (REV P1); 117 (REV P1); 118 (REV P1);

Site Elevations: 200 (REV P1);

Site Sections: 300 (REV P1); 301 (REV P1); 302 (REV P1); 303 (REV P1).

Landscape and trees (all prefix P10606-00-001-)

100 Overall Masterplan; 101 (Rev D05) General arrangement; 102 (Rev D01)

Hardworks; 103 (Rev D02) Softworks; 104 (Rev D04) Tree planting plan; 105 (Rev D03) Tree retention and removal; 200 (Rev D00) Sections 01; 201 (Rev D00)

Sections 2; 202 (rev D00) Sections 03; 203 (Rev D00) Sections 04; 810 (Rev D00)

Typical Tree details;

Accommodation schedule: 1095_2QA_Current_Mix_P1 (Rev P2 04/07/17).

Planning Statement (prepared by Turley; dated July 2017); Design and Access Statement (prepared by Allies and Morrison; dated 30 June 2017) with Landscape chapter 6 addendum Oct 2017;

Environmental Statement Volume 1 Main Report (dated 30 June 2017) with supporting Volume 2a (Townscape and Visual Impact Assessment) Volume 2b (Built Heritage) Volume 3a (Technical Appendixes);

Volume 3b (Transport Assessment (prepared by Ardent; dated July 2017);

Addendum to Transport Assessment (prepared by Ardent; dated October 2017);
Note on Summary of changes to bus delays;
ES supporting technical appendices:
1.1 IEMA Quality Mark checklist; 2.1 Scoping Report; 2.2 Scoping Opinion;
2.3 Flood Risk assess and Surface Water Drainage Strategy (AECOM, rev. 6,
October 2017)
9.1 Acoustic Terminology; 9.2 Baseline Noise and Vibration; 9.3: Traffic Flow Data;
9.4: Amenity Space Calculations; 9.5 Glazing calculations; 9.6: Glazing Mitigation;
10.1 Additional appendix Daylighting Scenarios Neighbouring window maps; 10.1
Daylighting Scenarios; 10.2 Daylight Sunlight Assessment; 10.3 Overshadowing
Assessment;
10.4 Solar Glare Assessment (rev A by GIA 25th September 2017);
10.5 Light Pollution Assessment; 10.6 Internal daylight sunlight assessment; 10.6
Overshadowing assessment; 11.1 Pedestrian Level Wind Microclimate
Assessment;
Affordable Housing Statement (prepared by Turley; dated June 2017);
Air Quality Assessment (prepared by Ardent; dated June 2017);
Arboricultural Impact Assessment (prepared by Middlemarch Environmental (dated
December 2016, revised June 2017);
Pre-Development Arboricultural Survey (prepared by Middlemarch Environmental;
dated June 2017);
Archaeological Desk Based Assessment (prepared by CgMs Heritage; dated June
2017);
Basement Impact Assessment Report, AECOM (ref.
60493836/GEO/DOC/BIA/001), rev. 05, November 2017 with supporting document
and Site groundwater characteristics, (2 page, by AECOM, October 2017);

6 Approved Drawings and documents (IV/IV):

Construction Management Plan Pro Forma v2.2 (prepared by Barratt London; Rev
4 dated 4th October);
Economic and Regeneration Impact Statement (prepared by Turley Economics;
dated June 2017);
Framework Travel Plan (prepared by Ardent; dated October 2017);
Health Impact Assessment (prepared by Turley; dated June 2017);
Noise and Vibration Impact Assessment (prepared by Ardent; dated June 2017);
Noise Assessment Addendum (prepared by Ardent; dated October 2017); Baseline
Noise and Vibration Measurements (prepared by Ardent; dated June 2017);
Preliminary Bat Roost Assessment (prepared by Middlemarch Environmental; Rev
C issued June 2017);
Preliminary Ecological Assessment (prepared by Middlemarch Environmental; Rev
C issued June 2017);
Servicing Management Plan (prepared by Ardent; dated July 2017);
Statement of Community Involvement (prepared by Morrisons; dated July 2017);
Sustainable Design & Construction Statement Vol. 1 - Main Report (prepared by
BBS Environmental; dated June 2017); Sustainable Design & Construction Vol. 2
Energy Statement (prepared by BBS Environmental; dated June 2017);
Sustainable Design & Construction Vol 3. - BREEAM Pre-Assessment (prepared
by BBS Environmental; dated June 2017); Sustainable Design & Construction Vol
4 - Thermal Comfort (prepared by BBS Environmental; dated June 2017) ;
Sustainable Design and Construction Statement Addendum (prepared by Aecom;
dated October 2017);

Contextual Daylight and Density Research (prepared by gia; dated 29 June 2017);
Proposed Amendments to the Camden Goods Yard Planning Application (2017/3847/P), London Borough Of Camden: Environmental Implications Letter from Ramboll Environ (dated 12 October);
Letter titled 'Camden Goods Yard - Scheme Amendments and Clarifications' from Turley dated 12 October 2017;
Supplementary Comment: Impact of Proposed Development on Regent's Park (prepared by Turley; dated October 2017);
Camden Goods Yard 1095 Design Development NOTES (prepared by Allies & Morrison).

7 Post Completion Testing

Prior to first residential occupation of each of blocks B, C and F, and after installation and commissioning of the acoustic mitigation for the relevant building as approved under condition 2, a validation testing strategy for the relevant building shall be submitted to and approved by the local planning authority.

The strategy shall set out how internal noise conditions in the relevant habitable rooms shall be demonstrated to be compliant with the standards required by condition 2, and shall include details of the following:

- a. Time and dates of testing
- b. Consideration of how test period is representative of local noise environment
- c. Details of the sample of no fewer than 3 flats on different floors in each building

The tests shall be carried out in accordance with the strategy as approved. The results of the relevant tests shall be submitted to the Local Planning Authority for approval in writing. The relevant building shall not be occupied until such approval is confirmed.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental, transportation and entertainment sources in accordance with the requirements of policies G1, D1, A1, and A4 of the Camden Local Plan 2017.

8 Enhanced sound insulation between dwellings

Prior to commencement of the superstructure of each of Blocks A, B, C, D, E1, E2 and F, details 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, (for example living room above bedroom of separate dwelling), for the relevant building, shall be submitted to and approved in writing by the Local Planning Authority.

The insulation details as approved shall be implemented prior to first residential occupation of the relevant building and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan

2017.

9 Enhanced sound insulation between uses

Prior to commencement of the superstructure of each of Blocks A, B, C, D, E1 and F details of the sound insulation of the floor/ ceiling/ walls separating all non-habitable uses (for example retail, residential gym, office, workshop) uses from adjacent residential uses for the relevant building shall be submitted to and approved in writing by the local planning authority. Such 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 include such mitigation measures as necessary in order to achieve the 'Good' criteria of BS8233:2014 within the relevant dwellings.

The details as approved shall be implemented prior to first occupation of the community facility in Block D and thereafter be permanently retained.

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

10 Fixed Mechanical plant noise

Prior to installation of the relevant plant/ machinery/ equipment, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from that plant/ machinery/ equipment and mitigation measures as appropriate. The mitigation 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 10dBA, by 15dBA 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.

Reason: To ensure that the amenity of occupiers of the development / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

11 Plant associated with Food & Drink uses

Prior to commencement of the relevant ground floor food and drink use hereby approved, details of any 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 (as set out in condition 10 above) and vibration (as set out in Table A of Appendix 3 to the Local Plan 2017) 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 and any associated mitigation measures shall be installed in accordance with the details thus approved and shall thereafter be 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 Camden Local Plan 2017.

12 Petrol Filling Station (PFS) site plant - noise and vibration

Prior to installation of any plant/machinery/equipment on the building on the PFS site, an acoustic report setting out details of how the external noise levels from such equipment would meet the Council's noise (as set out in condition 10 above) and vibration (as set out in Table A of Appendix 3 to the Local Plan 2017) standards shall be submitted to and approved in writing by the local planning authority. Such details to include any acoustic mitigation and anti-vibration measures as required.

All such noise and anti-vibration mitigation measures shall be put in place prior to first use of the relevant plant/machinery/equipment and shall thereafter be retained. The plant/machinery/equipment shall thereafter be maintained and operated in accordance with the manufacturers' recommendations.

Reason: To ensure that the amenity of occupiers of the development / surrounding premises is not adversely affected by noise from mechanical installations/equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

13 Main Site plant - noise and vibration

Prior to installation of any plant/machinery/equipment on any new building on the Main Site land parcel, an acoustic report setting out details of how the external noise levels from such equipment would meet the Council's noise (as set out in condition 10 above) and vibration (as set out in Table A of Appendix 3 to the Local Plan 2017) standards shall be submitted and approved in writing by the local planning authority. Such details to include any acoustic mitigation and anti-vibration measures as required.

All such noise and anti-vibration mitigation measures shall be put in place prior to first use of the relevant plant/machinery/equipment and shall thereafter be retained. The plant/machinery/equipment shall thereafter be maintained and operated in accordance with the manufacturers' recommendations.

Reason: To ensure that the amenity of occupiers of the development / surrounding premises is not adversely affected by noise from mechanical installations/equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

14 Block D: community facility music

No music shall be played in the community facility in Block D in such a way as to be audible within any adjoining premises.

The use of the community facility shall not be carried out outside the following times 0730-2230 Mondays to Saturdays and 0900-2200 on Sundays and Bank Holidays.

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

15 Block D: use of roof terrace

The use of the roof terrace hereby permitted on Block D shall not be carried out outside the following times 0730-2100 Mondays to Saturdays and 0830-2100 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the occupiers of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

16 Play space

Prior to commencement of the relevant works on the Main Site land parcel, details of a play strategy, including specifications of play equipment and surfaces and timing for installation and delivery of the relevant area, shall be submitted to and approved in writing by the local planning authority.

The strategy shall include full details of the following areas:

- a.) Southampton Square
- b.) Goods Yard
- c.) Doorstep, courtyard and incidental play across the Main Site
- d.) A timetable for delivery of each of a-c.

The approved play spaces shall be provided in their entirety in accordance with the approved timetable for delivery and shall be permanently retained thereafter.

Reason: To support the amenities of the proposed development and the wider area generally and ensure the development is suitable for children, in accordance with the requirements of A1 and H7 of the Camden Local Plan 2017.

17 Roof terraces

No flat roofs within the development other than the communal terraces on the approved drawings to Blocks B, C, D, F and the PFS building, shall be used as terraces.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policies D1 and A1 of the Camden Local Plan 2017.

18 Local refuse storage

Prior to the occupation of each of the buildings, the relevant refuse and recycling facilities hereby approved relating to the relevant building shall be provided and shall be permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made, to avoid obstruction of the highway and to safeguard amenities of adjacent premises in accordance with the requirements of policy CC5, A1, and A4 of the Camden Local Plan 2017.

19 Adaptable homes

Prior to commencement of the superstructure of each of Blocks A, B, C, D, E1 and F, details confirming which residential units within the relevant block would be designed and constructed in accordance with Building Regulations Part M4 (2) shall be submitted to and approved in writing by the local planning authority. Such details shall relate to no fewer than 516 flats identified in the Design & Access Statement para 8.12.1 chapter hereby approved.

All such flats shall be constructed 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 Block E2 Privacy Measures

The areas of flat roof to the rear of flats E2-7 to -11 at 2nd floor level, shall not be used as a roof terrace or external amenity space at any time.

The rear window serving the 1st floor landing of houses E2-8, E2-9, E2-10 and E2-11 shall be fitted with opaque glazing to a height of 1.8m above finished floor level and shall be fixed shut.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.

21 Block C Obscure Glazing

Prior to the commencement of the relevant works on Block C, details of the privacy measures to be installed between adjoining terraces on the west elevation at levels 1 to 9 within the Block as shown in the approved drawings shall be submitted to and approved in writing by the local planning authority.

All such measures shall be fitted prior to first occupation of the relevant flats and shall be retained permanently thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan

2017.

22 Block C Gym Glazing

No more than 30% of the primary area of glazing facing Railway Park in the residential gym of Block C shall be painted or obscured for a period of more than 28 days in any 6 month period.

Reason: In order to ensure that the uses contribute to passive surveillance and to maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.

23 Blocks B, C, D and F Communal Roof Terraces

Prior to the commencement of the relevant works to each of Blocks B, C, D and F, full details of hard and soft landscaping and means of enclosure of the communal terraces within the relevant block shall be submitted to and approved by the local planning authority in writing.

The submission shall also include details of:

- a. how the landscaping would be designed to minimise the opportunities for overlooking of neighbouring flats by users of the space;
- b. full details of all boundary treatments, including balustrades and any other measures to provide screening.

The relevant works shall be carried out in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of amenity in the development and to prevent unreasonable overlooking of neighbouring homes in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.

24 Detailed landscape plan

Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority before the relevant part of the development on which the landscaping is to be provided commences.

Such details to include details of:

- a) permanent works, evidence of how the landscaping has taken account of Network Rail's concerns regarding the safety, security and operation of the railway infrastructure including details of all boundary and perimeter treatment providing secure containment to all children's play areas, open spaces and amenity areas
- b) any external CCTV and security monitors/fixtures
- c) landscaping to communal courtyard/garden areas in Blocks B, D, E2 and F including sections, materials and finishes and planting schedules
- d) location and design of all bins and seating
- e) permanent works, including samples of ground surface materials, to all areas of public open space including details of materials and finishes
- f) details of all boundary treatments to the site including vertical planting to the west railway boundary

- g) details of the grassland mix, soil type and a maintenance schedule for the acid grassland on the west boundary of the site
- h) details for each planted area including planting species, grassland mix, size and density and a maintenance schedule

i) Details of all bollards (including moveable ones and their means of control /management), gates, fences or other means of enclosure which form part of the public realm.

The relevant works shall be carried out in accordance with the details thus approved.

Any 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 enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.

25 Cycle parking

Prior to first occupation of each building, secure and covered bicycle parking shall be provided for that building in accordance with the relevant schedule of cycle parking in 'Appendix H Cycle Parking Strategy' of the Addendum to the Transport Assessment, hereby approved.

The facilities as implemented shall be permanently retained thereafter.

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

26 Building details

Prior to commencement of the relevant works on each building, detailed drawings, or samples of materials as appropriate relating to that building, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of typical windows (including jambs, head and cill), ventilation grills and external doors and canopies
- b) Plan, elevation and section drawings, of typical shop fronts at a scale of 1:10;
- c) Typical plan, elevation and section drawings of balustrading to terraces and balconies;
- d) Manufacturer's specification details or samples (as appropriate) of all facing materials
- e) Details including sections, plans and elevations of the roof top conservatories and structures for the Urban Farm
- f) Details including section, plans, elevations and material samples for the gantry structure accessing the Urban Farm
- g) Details and samples of roofing materials of sloping roofs

h) Sample panel of typical elevation (minimum 1m x 1m in size) including a glazed opening showing reveal and header detail and elevation brickwork showing the colour, texture, face-bond and pointing

i) Details of relevant gates, railings, door and louvres on buildings which face the public realm.

g) Details of external plant enclosures

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

Reason: In order to safeguard the appearance of the buildings and the character and appearance of the wider area in accordance with the requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.

27 Block B; Roundhouse Way

Notwithstanding the details as shown on the approved drawings, prior to commencement of any above ground works to Block B, details of the ground floor elevation to Roundhouse Way shall be submitted to and approved by the local planning authority in writing.

Such details to incorporate consideration of :

- a) Maximising opportunities for engagement between ground floor uses and passers-by
- b) Responding to the ground floor conditions on the opposite side of Roundhouse Way, and
- c) Integrating the design with the remainder of the building

The ground floor treatment shall be implemented in accordance with the details as approved.

Reasons: To ensure that the development contributes towards a cohesive streetscape appearance, promotes safer streets and public areas and contributes to the character and attractiveness of the Town Centre and in accordance with policies G1, D1, D3 (shopfronts) and C5 of the Camden Local Plan 2017.

28 Tree planting

Before the relevant part of the development commences full details of the tree planting shall be submitted to and approved in writing by the local planning authority.

Such details shall include:

- (i) a schedule detailing species, sizes and locations of all 190 trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014 and the proximity of local highway and underground infrastructure where relevant;
- (ii) details of any proposed earthworks including grading, mounding and other changes in ground levels;
- (iii) a tree management plan including a scheme of maintenance and details of irrigation methods and measures

Any trees 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.

The relevant works shall be carried out in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of Policies D1 and A1 of the Camden Local Plan 2017.

29 Protection of trees

Prior to the commencement of any works on site, details demonstrating how on-site trees to be retained 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" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the approved drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of Policies D1 and A3 of the Camden Local Plan 2017.

30 Nesting birds

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.

31 External fixtures

No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings.

Reason: In order to safeguard the appearance of the buildings and the character and appearance of the wider area in accordance with the requirements of Policies D1 and D2 of the Camden Local Plan 2017.

32 Street frontages

The street-facing glazing of commercial and non-residential uses and of communal residential entrances, at ground floor shall be used for display and/or access purposes only, and no more than 30% of the primary area of glazing within any single glazed element shall be painted or obscured for a period of more than 28 days in any three (3) month period.

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 Camden Local Plan 2017.

33 PFS: food and drink uses hours of opening

Any units within the PFS building which operate as food & drink uses (Class A3), shall not be carried out outside the following times :

7am to 11:30pm Monday to Thursday,
7am to Midnight Friday and Saturday, and
7am to 10:30pm 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 G1, A1, A4 and TC2 of the Camden Local Plan 2017.

34 PFS: office terrace

Prior to first occupation of the PFS offices, details of the privacy measures to be applied to the terrace on the 5th floor to protect nearby residential windows shall be submitted to and approved in writing by the local planning authority.

The terrace as approved shall not be used outside of the hours of 8am to 8pm Monday to Saturday and not at all on Sundays and Bank Holidays.

Reason: To safeguard the privacy and general amenity of the nearby residential properties in accordance with the requirements of policies G1 and A1 of the Camden Local Plan 2017.

35 PFS: food and drink terrace

The 4th floor external terrace of the PFS building adjacent to the wintergarden shall not be used outside the following times :

7am to 9pm Monday to Saturday, and
8am to 9pm on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the nearest residential properties in Juniper Crescent and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

36 PFS retail

Notwithstanding the provisions of Class A of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the following applies to the retail/food and drink uses in the PFS building:

- a. No fewer than 2 of the commercial units at ground floor (identified as Retail 1, 2, 3 and 'PFS' in the accommodation schedule hereby approved) and no fewer than 4 of the total commercial units within the PFS (identified as Retail 1, 2, 3, PFS at ground floor; Café at 1st floor; Restaurant at each of 2nd and 3rd floors in the accommodation schedule hereby approved) shall be occupied by retail uses (Class A1)
- b. The three commercial units numbered 'retail 1, 2, and 3' shall not be enlarged to occupy more than 3 bays of the street frontage
- c. The PFS convenience store shall not be merged with any other floorspace which occupies a bay on the street frontage

Reason: To ensure that the future occupation of the premises does not lead to an over concentration of food and drink uses in the area, to support the retail function and character of the Town Centre and to protect local amenity from the impacts of food and drink uses, in accordance with policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

37 Main Site: food & drink

Notwithstanding the provisions of Class A of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, no more than 2 of the units within the Main Site land parcel identified as 'retail' on the Masterplan Ground Floor plan (1095_00_07_100) hereby approved shall be occupied by food and drink uses (Class A3).

Reason: To ensure that the future occupation of the premises does not lead to an over concentration of food and drink uses in the area, to support the retail function and character of the Town Centre and to protect local amenity from the impacts of food and drink uses, in accordance with policies G1, A1, A4 and TC2 of the Camden Local Plan 2017.

38 Main Site: hours of opening

Any units within the Main Site land parcel which operate as standalone food & drink uses (Class A3), shall not be carried out outside the following times :

7am to 10:30pm Monday to Thursday,
7am to 11pm Friday and Saturday, and
8am to 10pm on Sundays and Bank Holidays.

For the avoidance of doubt this excludes the superstore café and facilities within the foodstore.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4 and TC2 of

the Camden Local Plan 2017.

39 Main Site: outdoor seating

Outdoor tables and chairs associated with the operation of commercial units on the Main Site land parcel shall not be used outside the following times :

8am to 9pm Monday to Saturday, and
9am to 9pm on Sundays and Bank Holidays.

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

40 Block B rooftop : food growing/production facility concession hours of use

The operation of any food and drink element of the Block B rooftop use hereby approved shall not be carried out outside the following times :

10am to 10:30pm Monday to Thursday,
10am to 11:30pm Friday and Saturday, and
11am to 10:30pm on Sundays and Bank Holidays.

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 Camden Local Plan 2017.

41 Block B rooftop: food growing/production facility concession terrace

Any outdoor terrace space associated with food and drink concession element of the Block B rooftop use hereby approved shall not be used outside the following times :

10am to 10pm Monday to Thursday
10am to 11pm Friday & Saturday
11am to 10pm on Sundays and Bank Holidays

Reason: To safeguard the amenity of the nearby residential properties and the area generally and to protect the space available for food growing operations in accordance with the requirements of policies G1, A1, A4, E1 and TC2 of the London Borough of Camden Local Plan 2017.

42 Block B rooftop: design details

Prior to the commencement of relevant works, design details of the rooftop of Block B and the associated gantry and access lift, shall be submitted to and approved in writing by the local planning authority. Such details to include :

- a. Plans showing the growing/production facility, ancillary spaces and concession uses
- b. Details of the acoustic performance of the buildings structures to be used
- c. Details of internal and external lighting and associated measures to

minimise artificial light spill or glare to neighbouring properties

d. Details of the lift, gantry and associated walkways

e. Details of any balustrading, safety/mansafe rails or other measures around the perimeter of the rooftop

Reason: To ensure high quality design and to safeguard the amenity of the nearby residential properties and the area generally and to protect the space available for food growing operations in accordance with the requirements of policies G1, D1, A1, A4, E1 and TC2 of the Camden Local Plan 2017.

43 Block B rooftop: noise

No amplified music shall be played on the outdoor terrace associated with the rooftop uses on Block B.

Reason: To safeguard the amenities of the adjoining residential premises and the area generally in accordance with the requirements of policies G1, A1, 4 and TC2 of the Camden Local Plan 2017.

44 Noise from commercial units

No sound emanating from the workshop units at ground floor in Block C, Blocks A and F (facing Makers Yard) and Block B facing Camden Yard, shall be audible from inside any adjacent residential premises between 2000 hrs and 0800 hrs.

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 Camden Local Plan 2017.

45 Wind Microclimate

Prior to the commencement of the relevant works, a Wind Microclimate assessment including mitigation measures that demonstrates how the local microclimate would achieve the LDDC comfort categories stated below (during the summer season) for the following areas has been submitted to and approved in writing by the local planning authority.

Such assessment shall include mitigation measures and demonstration of how the local microclimate for the receptor points set out below (as identified in Figure 5 of the Pedestrian Level Wind Microclimate Assessment) would achieve the LDDC comfort categories stated below during the summer season:

Comfort Category of Standing:

- o. Landscaping of Maker's Yard (receptor points 132; 167 and 164)
- o. Building entrances on Blocks A, F and C (receptor points 161; 163; 165; 168 and 89)

Comfort Category of Sitting

- o. Terrace/balcony receptor points 218, 219, 225, 241 and 244)

The approved mitigation measures shall be provided in their entirety prior to the first occupation of any of the new dwellings and permanently retained thereafter.

Reason: To ensure that suitable measures are incorporated within the design to mitigate potential adverse wind environments and to safeguard the amenities of the area generally in accordance with the requirements of policy A1 of the Camden Local Plan 2017

46 Water consumption

The new build residential units within the development hereby approved shall achieve a maximum internal water use of 105 litres/person/day, plus an allowance of 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted to and approved in writing 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 Policy CC3 of the Camden Local Plan 2017.

47 Drainage strategy

A. Prior to commencement of development on the PFS land parcel a drainage strategy for that parcel of land detailing any on and/or off site drainage works shall be prepared in consultation with the sewerage undertaker and submitted to and approved in writing by the local planning authority.

B. Prior to commencement of development on the Main Site land parcel a drainage strategy for that parcel of land detailing any on and/or off site drainage works shall be prepared in consultation with the sewerage undertaker and submitted to and approved in writing by the local planning authority.

The drainage strategy for the relevant parcel of land shall include details of :

- a. a sustainable urban drainage system (SUDs) which is based on a 1 in 100 year event with 40% provision for climate change demonstrating attenuation to support no more than three times greenfield runoff rate.
- b. Goods Yard raingarden and any other SUDs features within the public realm including a plan of maintenance.

The drainage works and features approved for the relevant parcel of land shall be implemented in full prior to first discharge of foul or surface water from the relevant parcel of land into the public system.

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

48 Water supply infrastructure

A. Prior to the commencement of works on the PFS land parcel an impact study of the existing water supply infrastructure for that parcel of land, which has been prepared in consultation with the statutory undertaker, shall be submitted to and approved in writing by the local planning authority.

B. Prior to the commencement of works on the Main Site land parcel an impact

study of the existing water supply infrastructure for that parcel of land, which has been prepared in consultation with the statutory undertaker, shall be submitted to and approved in writing by the local planning authority.

The study for the relevant parcel of land should determine the magnitude of any new additional capacity required in the system and suitable water supply infrastructure reinforcements required to support the relevant parcel of land.

The development of each parcel of land shall be implemented in accordance with the details as approved.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with this additional demand, in order to safeguard the amenities of the area generally, in accordance with the requirements of policy CC3 of the Camden Local Plan 2017.

49 HS2

A. Prior to the commencement of development on the PFS land parcel, detailed design and method statements (in consultation with HS2 Ltd) for that parcel of land shall be submitted to and approved in writing by the local planning authority.

B. Prior to the commencement of development on the Main Site land parcel detailed design and method statements (in consultation with HS2 Ltd) for that parcel of land shall be submitted to and approved in writing by the local planning authority.

The design and method statement/s to be submitted for each parcel of land shall include arrangements to secure that, during any period when concurrent construction is taking place of both the development hereby permitted on the relevant parcel and of the HS2 works, the construction of the HS2 works are not impeded.

The schemes hereby approved for the relevant parcel of land shall not be implemented other than in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority in consultation with HS2 Ltd.

Reasons: To safeguard the HS2 programme and to protect HS2 assets. In accordance with London Plan 2015 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

50 Archaeology

No demolition or development consisting of works below ground level within the Canalside Industry Archaeological Priority Area shall take place until a stage 1 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 works shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by the stage 1 WSI then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition / development shall take place other

than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording, interpretation and/or public engagement strategy 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 and 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 stage 2 WSI.

Reason: Important archaeological remains may exist on this site and the local planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development to ensure satisfactory treatment of heritage assets of archaeological interest, in accordance with Policy D2 of the Camden Local Plan 2017.

51 Living roofs

Prior to commencement of the superstructure of the relevant building, full details in respect of the green roof in the areas indicated on the approved plans relating to that building, shall be submitted to and approved by the local planning authority.

Such details to 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 and a scheme of maintenance.

The relevant buildings shall not be implemented other than in accordance with the details as approved and the green roofs shall be permanently retained and maintained thereafter in accordance with the approved scheme of maintenance.

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

52 Photovoltaic panels

Prior to the commencement of the relevant works, details showing the location and extent of photovoltaic cells to be installed on the relevant building, in accordance with the general details hereby approved, shall be submitted to and approved in writing by the Local Planning Authority.

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 Policies CC1 and CC2 of the Camden Local Plan 2017.

53 Rainwater recycling

Prior to the commencement of the superstructure to each of Blocks B and F, details of the rainwater recycling proposals relating to the relevant block shall be submitted to the local planning authority and approved in writing.

The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policy CC3 of the Camden Local Plan 2017.

54 Bat survey

If more than 12 months elapse between the date of the approved bat survey (June 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.

55 Bird and Bat Boxes

Prior to commencement of the superstructure of each of Blocks A, B, C, D, E1, E2 and F, a plan showing details of bird and bat box locations and types and indication of species to be accommodated within the relevant building shall be submitted to and approved in writing by the local planning authority.

The boxes shall be installed in accordance with the approved plans prior to the occupation of the relevant building and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of Policy A3 of the Camden Local Plan 2017.

56 Mechanical ventilation

Prior to commencement of the superstructure of each building, full details of the mechanical ventilation system including air inlet locations for that building shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents and occupiers and to safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.

57 Thames Water piling

A. No piling shall take place on the PFS land parcel until a piling method statement for that parcel of land, prepared in consultation with Thames Water, has been submitted to and approved in writing by the local planning authority.

B. No piling shall take place on the Main Site land parcel until a piling method statement for that parcel of land, prepared in consultation with Thames Water, has been submitted to and approved in writing by the local planning authority.

The statements for the relevant parcel of land shall detail 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 the programme for the works).

Any piling on the relevant parcel of land must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard the existing public sewer infrastructure, controlled waters and the structural stability of the neighbouring structures, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.

58 Air Quality Monitoring

Prior to commencement of the superstructure of each building and of the supermarket basement, details of the mechanical ventilation system for the structure shall be submitted to and approved in writing by the local planning authority. The building details shall include the include air inlet locations. The basement carpark details shall include locations of outlets and expected pollutant concentrations. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents and occupiers and to safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies A1, CC4 and A4 of the Camden Local Plan 2017.

59 Construction machinery

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 A1, A4 and CC4 of the Camden Local Plan 2017.

60 Lighting strategy

A. Prior to commencement of development on the PFS land parcel, a lighting strategy for the relevant areas of the public realm and fittings to the exterior of buildings on that parcel shall be submitted to and approved in writing by the local planning authority.

B. Prior to commencement of development on the Main Site land parcel, a lighting strategy for the relevant areas of the public realm and fittings to the exterior of buildings on that parcel shall be submitted to and approved in writing by the local planning authority.

Such strategy for the relevant parcel of land shall be developed with input from a specialist lighting engineer accredited by the Institute of Lighting Engineers and shall incorporate (inter alia) consideration of the impact of the lighting design on the needs of wildlife (including bats), contributing to reducing crime, residential properties within and outwith the site, maintenance, whole life cost and energy use and safe operation of the railways.

The details shall include the following, where relevant to that land parcel:

- a. lighting to the streets and circulation areas in the public realm
- b. external elevations of buildings including entrances and any architectural lighting
- c. lighting within all publically accessible areas of ground floor in the Petrol Filling Station
- d. details of any lighting to the Camden Goods Yard signage on Block B
- e. incorporation of measures to take account of the foraging and roosting habitat for bats to the south of the site and along the railway corridors by referencing Bat Conservation Guidelines
- f. incorporation of street lighting designed to Camden's Streetscape Design Manual

Where new lighting is to be erected adjacent to the operational railway the potential for train drivers to be dazzled must be eliminated. In addition the location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway.

The development on the relevant parcel of land shall not be carried out in accordance with the details thus approved for that parcel of land and shall be fully implemented before the premises on that parcel of land are first occupied.

Reason: To maintain a high quality of amenity and a safe environment, in accordance with Policies D1 and A3 of the Camden Local Plan 2017.

61 Contaminated land: HR1 Scheme of assessment

A. Prior to commencement of development of the PFS land parcel, a written detailed scheme of assessment for that land parcel, which has been prepared to comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), shall be submitted to and approved in writing by the local planning authority.

B. Prior to commencement of development of the Main Site land parcel a

written detailed scheme of assessment for that land parcel, which has been prepared to comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), shall be submitted to and approved in writing by the local planning authority.

The scheme of assessment for the relevant parcel of land shall consist of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation and shall divide relevant parcel of land into appropriate zones based on historical risk and future use. The investigation proposals must assess the scale and nature of potential contamination risks for each of the zones identified in the relevant parcel of land and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed.

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.

62 Contaminated land: HR2 Site Investigation and Remediation Scheme.

a. Prior to commencement of development in each zone of the PFS land parcel as identified in the scheme of assessment (as approved under condition 61) for that parcel of land, a site investigation shall be undertaken in accordance with the approved scheme of assessment. The written results and a proposed remediation scheme shall be submitted to and approved in writing by the local planning authority. The investigation results shall include laboratory results, provided as numeric values in a formatted electronic spread sheet. The development on the PFS parcel of land shall not be implemented other than in accordance with the remediation scheme for that parcel as approved.

b. Prior to commencement of development in each zone of the Main Site land parcel as identified in the scheme of assessment (as approved under condition 61) for that parcel of land, a site investigation shall be undertaken in accordance with the approved scheme of assessment. The written results and a proposed remediation scheme shall be submitted to and approved in writing by the local planning authority. The investigation results shall include laboratory results, provided as numeric values in a formatted electronic spread sheet. The development on the Main Site parcel of land shall not be implemented other than in accordance with the remediation scheme for that parcel as approved.

If at any time during the works on the relevant parcel of land additional significant contamination is discovered which was not identified in the site investigation for that parcel, a revised remediation scheme for that parcel which fully assesses the contaminants and mitigation measures, shall be submitted and approved by the local planning authority.

c. No part of the development on the PFS land parcel shall be occupied until the approved remediation report for the relevant zone in that parcel of land has been submitted to and approved in writing by the local planning authority.

d. No part of the development on the Main Site land parcel shall be occupied until the approved remediation report for the relevant zone in that parcel of land has been submitted to and approved in writing by the local planning authority.

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.

63 On site species

Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day to prevent animals entering/becoming trapped.

Reason: To safeguard protected and priority species in accordance with Policy A3a.

64 Foodstore Café

The cafe shown at ground floor (Roundhouse Way level) on drawing 1095_02_07_100 shall not be operated other than as ancillary to the foodstore at the lower ground floor.

Reason: To safeguard the amenities of the adjoining 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.

65 Signage Strategy

Prior to commencement of the first building superstructure on the PFS land parcel details of a signage strategy for that site parcel shall be submitted to and approved in writing by the local planning authority.

Prior to commencement of the first building superstructure on the Main Site land parcel details of a signage strategy for that parcel shall be submitted to and approved in writing by the local planning authority.

Such strategy to include details of (where relevant to that parcel of land):

- a. All advertising signage zones for commercial uses including parameters for signage size, location, type and coverage
- b. Wayfinding for pedestrian and cyclists
- c. Vehicle directions and wayfinding
- d. Street naming signage
- e. The Camden Goods Yard sign to the rooftop of block B

Development on the relevant parcel of land shall be implemented in accordance with the relevant strategy as approved.

Reason: In order to ensure the provision of adequate public wayfinding and orientation information, to preserve the character and amenity of the area and to avoid proliferation of signage or street clutter, in accordance with policies C6, D1 and D4 of the London Borough of Camden Local Plan 2017.

66 Wheelchair homes

The 17 Social Rented flats in Block F identified as wheelchair accessible on the plans and accommodation schedule '1095_2QA_NIA_Block _F rev SK7', hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4(3)(2)(b).

The 40 Market and Intermediate Rented flats identified as wheelchair accessible on the plans and accommodation schedule '1095_2QA_NIA_Block _F rev SK7', hereby approved, shall be designed and constructed in accordance with Building Regulations Part M4(3)(2)(a).

Prior to residential occupation of each relevant building, evidence demonstrating compliance with the relevant standard above shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with Policy H6 of the Camden Local Plan 2017.

Informative(s):

- 1 References to 'PFS land parcel' and 'Main Site land parcel' in the above conditions relate to the areas identified as such in drawing Main site & PFS Site 1095_00_07_022 (Rev P1), as approved.
- 2 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.
- 3 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).
- 4 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.
- 5 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.

6 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable. The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes.

7 You will be expected to advise us when planning permissions are implemented.

Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

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

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

Payments will also be subject to indexation in line with the construction costs index. Please send CIL related documents or correspondence to CIL@Camden.gov.uk

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, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444, search for 'Environmental Health' on the website <http://www.camden.gov.uk>, 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 reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or search for 'street environment services' on the Camden website <http://www.camden.gov.uk>

10 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.

The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

- 11 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less.

If any such use is intended, then a new planning application will be required which may not be approved.

- 12 The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well.

Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or search for 'recycling' on the Camden website <http://www.camden.gov.uk>

- 13 Thames Water requests for the proposal to incorporate protection to the properties by installing, for example, a non-return valve or other suitable device to avoid the risk of backflow waste at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

13. With regard to surface water drainage Thames Water advises 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. Should you propose to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 14 Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

Thames Water recommends that petrol / oil interceptors be fitted in all carparking/washing/repair facilities. This is as failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

- 15 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.

Permit enquiries should be directed to Thames Water's Risk Management Team

by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

- 16 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in building up the data base of up-to-date ecological information, which will help in future decision making.

- 17 Active bird nests are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended) which states that it is an offence to disturb, damage or destroy the nest of any wild bird while that nest be in use or being built.

Active nests are highly likely to be present within the site during peak nesting season, considered by Natural England as between 1 March and 31 July. It should be noted that active nests are afforded legal protection at all times and can be encountered throughout a nesting season which may extend between mid-February and October depending on bird species and weather conditions.

Nesting habitats which includes trees, shrubs, climbing plants, grounds flora, buildings and other structures may be cleared at any time of year where survey (undertaken by a suitably experienced person) can establish active nests are absent. For further information contact Natural England on 0845 600 3078.

- 18 Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.

- 19 In relation to living roofs it is recommended for the proposed substrate to be sourced from site (for example: soil and crushed brick) for sustainability reasons and to provide better conditions for local species.

- 20 With regard to surface water drainage scheme, the Environment Agency advises that the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation areas or storage locations. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365
- d) Where on site attenuation is

achieved through ponds, swales, geocellular storage or other similar methods, calculations showing the volume of these are also required.

e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.

f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance.

If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

- 21 Network Rail advises that prior to the commencement of any works on site, the developers must contact Network Rail to inform them of their intention to commence works. This must be undertaken a minimum of 6 weeks prior to the proposed date of commencement.

Due to the nature of the development and its location adjacent to Network Rail's operational railway, Network Rail strongly recommends that the developer contacts Network Rail's Anglia Asset Protection team at AssetProtectionAnglia@networkrail.co.uk prior to any works commencing on site and agrees an Asset Protection Agreement with Network Rail to enable approval of detailed works. More information can be obtained from the following website www.networkrail.co.uk/asp/1538.aspx.

- 22 Network Rail advises that any scaffold, cranes or other mechanical plant must be constructed and operated in a "fail safe" manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. To avoid scaffold falling onto operational lines, netting around the scaffold may be required. In view of the close proximity of the proposed works to the railway boundary you are advised to contact Network Rail's Asset Protection team before any works begin.

Network Rail advises that any future maintenance of the development should be designed to be conducted solely on the applicant's land, and not that of Network Rail. Any construction and any subsequent maintenance should be carried out without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space. Therefore Network Rail advises that all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. If it is necessary to close the railway and restrict rail traffic, "possession" of the railway must be booked via Network Rail's Territory Outside Parties Engineer and are subject to a minimum prior notice period for booking of 20 weeks.

- 23 Network Rail advises in respect of landscaping that any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. Lists of trees that are permitted and those that are not permitted by Network Rail are:

Permitted: Birch (*Betula*), Crab Apple (*Malus Sylvestris*), Field Maple (*Acer*

Campestre), Bird Cherry (Prunus Padus), Wild Pear (Pyrus Communis), Fir Trees - Pines (Pinus), Hawthorne (Cretaegus), Mountain Ash - Whitebeams (Sorbus), False Acacia (Robinia), Willow Shrubs (Shrubby Salix), Thuja Plicatata "Zebrina".

Not Permitted: Alder (Alnus Glutinosa), Aspen - Poplar (Populus), Beech (Fagus Sylvatica), Wild Cherry (Prunus Avium), Hornbeam (Carpinus Betulus), Small-leaved Lime (Tilia Cordata), Oak (Quercus), Willows (Salix Willow), Sycamore - Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), London Plane (Platanus Hispanica).

- 24 Network Rail advises that any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures. The demolition of buildings or other structures near to the operational railway infrastructure must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from Network Rail's Outside Parties Engineer before the development can commence. Given the closest demolition to the boundary with Network Rail land is 16m away (Broadstone), the developer is advised to seek confirmation from Network Rail's Outside Parties Engineer as to whether a method statement is required in this instance.

Network Rail advises that no water or effluent should be discharged from the site or operations on the site into the railway undertaker's culverts or drains. Furthermore, suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 - 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

Network Rail advises that any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's approval of their detailed proposals regarding lighting. It is advised that this should be obtained in writing from Network Rail in advance of the relevant approval of details application, where appropriate.

- 25 For condition 24 : Choice of planting species across the site should take account of the Council's preference for prioritising native and wildlife-friendly species, as acknowledged in the Design & Access Statement chapter 7 (Biodiversity).
- 26 For condition 52 (photovoltaics) the arrangement of rooftop photovoltaics should seek to maximise their provision, which should involve a review of the clear margins retained around the flat roof edges and/or through improved solar panel efficiency ratings.
- 27 For condition 25 (cycle parking) every effort should be made to avoid unnecessary

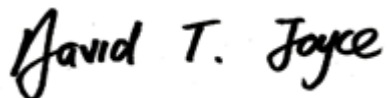
bends in internal corridors which provide access to cycle parking.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning