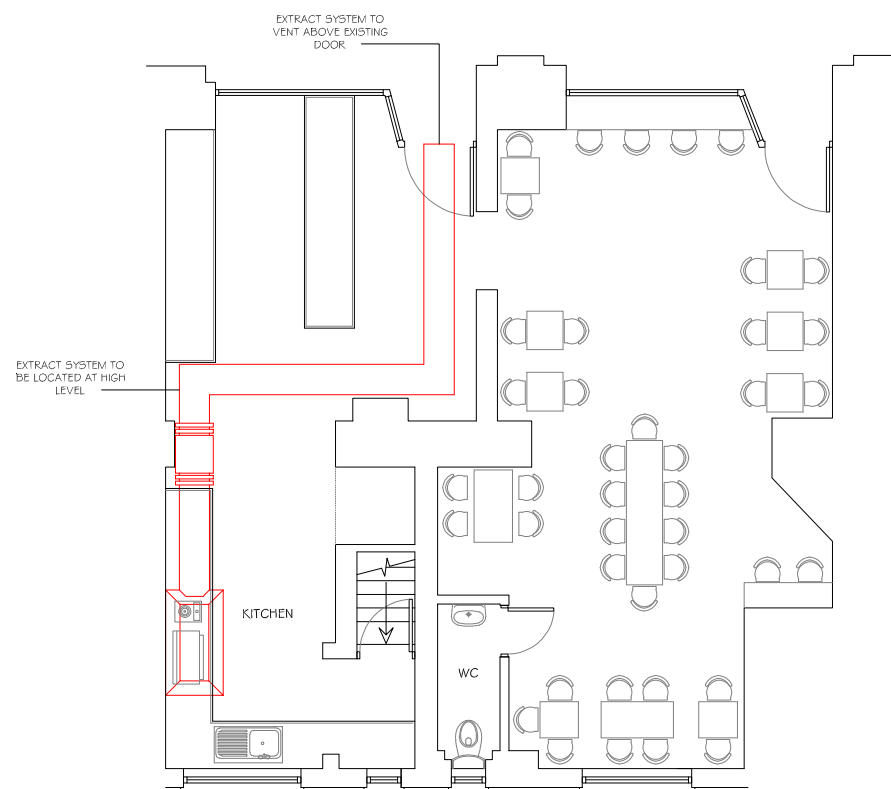


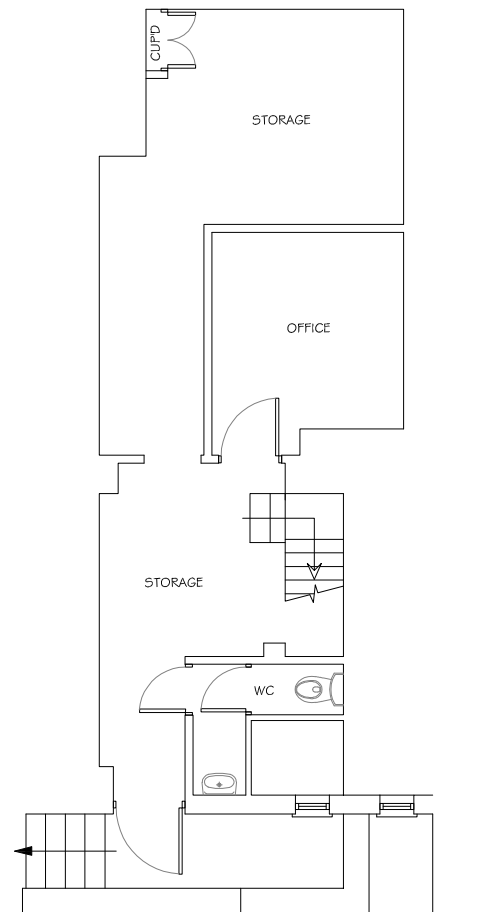
This is a detailed street map of a residential area in Tonbridge, Kent. The map shows a grid of streets including Highborough Street, Hastings Street, Judd Street, Sandwick Street, and Tonbridge Street. Key buildings and landmarks are labeled, such as the Telephone Exchange, John Dodgson House, Queen Alexandra Mansions, Hastings Houses, Tonbridge Houses, Lucas House, Ferris House, Whithorne Buildings, and Argyle Primary School. A specific plot at 100 Judd Street is highlighted with a green border. Various other plots and buildings are numbered, and the map includes a scale bar indicating distances of 20.0m, 24.5m, 22.1m, and 22.4m. The map also shows a Play Area and a Church.



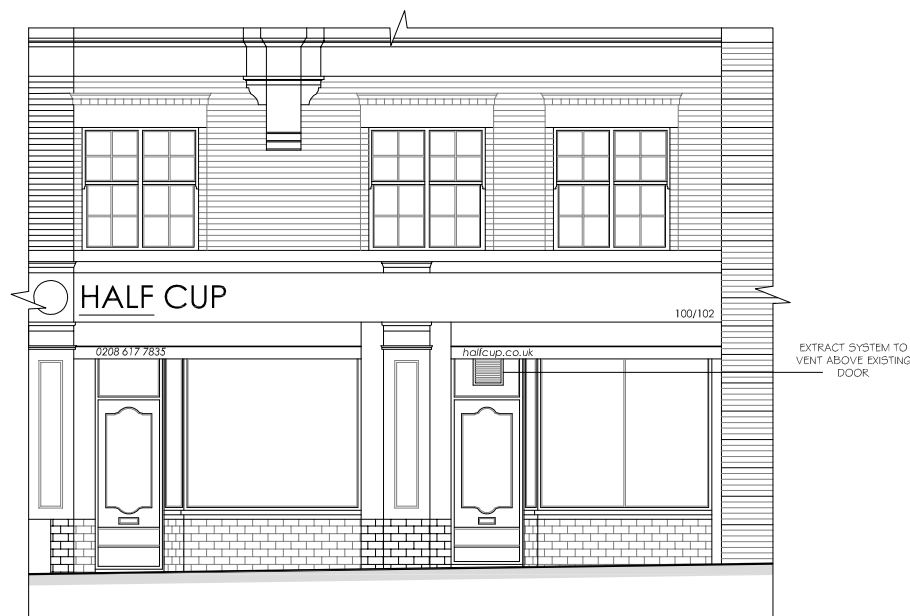
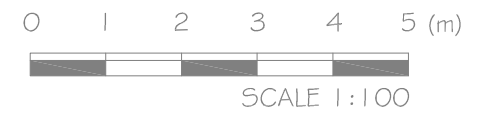
Front elevation - photograph



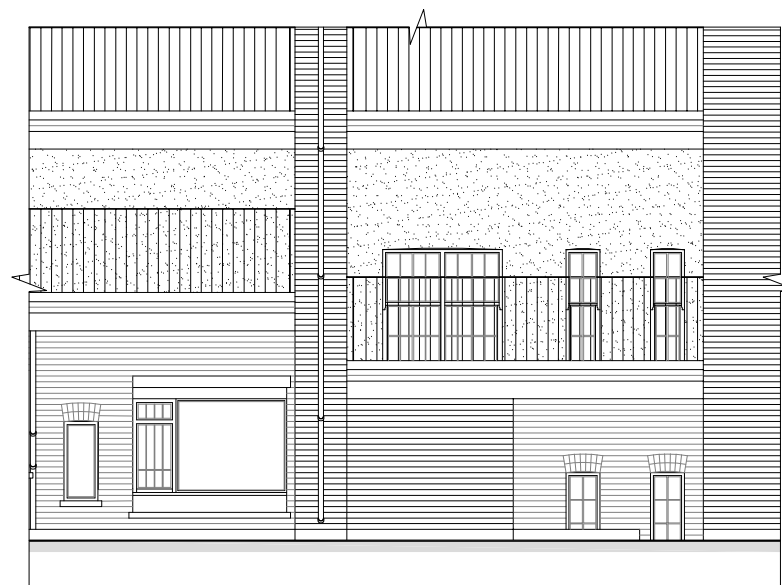
PROPOSED GROUND FLOOR PLAN



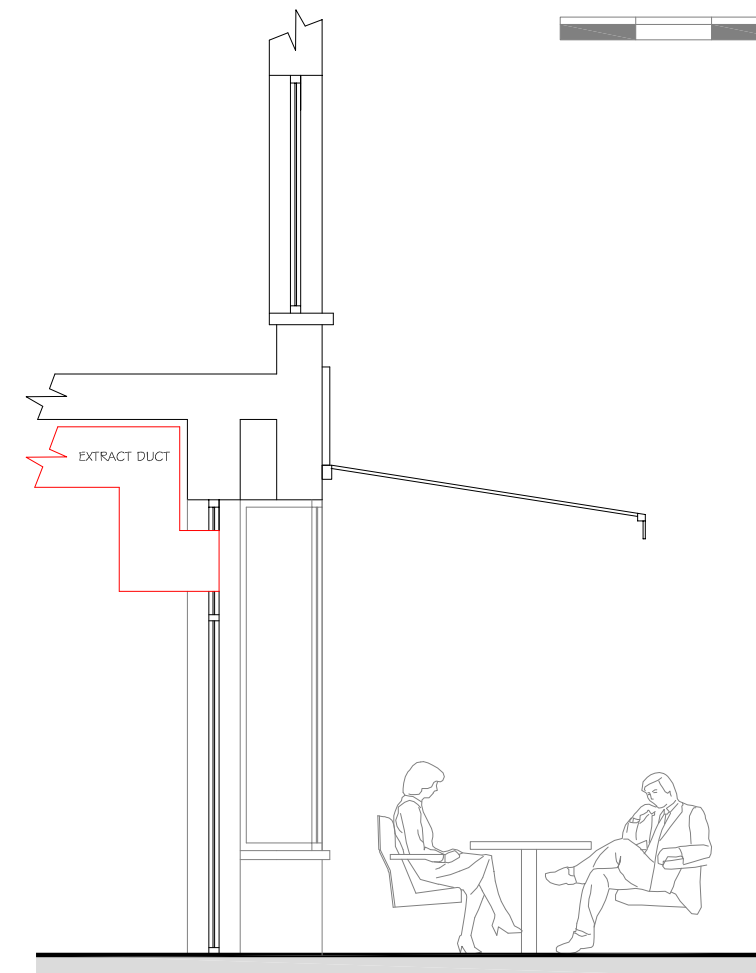
PROPOSED BASEMENT FLOOR PLAN (NO CHANGE)



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION (NO CHANGE)



PROPOSED PART SECTION (1:50)

REVISION NOTES:		
REV:	DATE:	NOTES:
A	21/06/2018	ALTERATIONS TO TITLE BLOCK

DRAWING TITLE:
PROPOSED FLOOR PLANS & ELEVATIONS
INC BLOCK PLAN & SECTION

CLIENT:
KUMARI MORAR

PROJECT NO:

926

PROJECT ADDRESS:
HALF CUP
100 - 102 JUDD STREET
LONDON
WH1H 9NT

DATE:
JAN 2018

SCALE:
1:50 1:100 1:500
@ A3

DRAWING NUMBER:
02A

**change
theuse.co.uk**
From The Planning Guys

CHANGE THE USE
2 WEST STREET
EWELL
SURREY
KT17 1UU

t: 0208 393 2675
m: info@changetheuse.co.uk
w: www.changetheuse.co.uk

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	18/05/2018
		N/A / attached		Consultation Expiry Date:	19/04/2018
Officer			Application Number(s)		
Gideon Whittingham			2018/0483/P		
Application Address			Drawing Numbers		
100-102 Judd Street LONDON WC1H 9NT			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Change of use from A1 (Coffee Shop) to A3 (Restaurant) with provisions for a kitchen extract system.					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	
Consultations	
Adjoining Occupiers:	
Summary of consultation responses:	<ul style="list-style-type: none">• A site notice was displayed in close proximity to the site from 29/03/2018 (expired on 19/04/2018).• A press notice was displayed on 29/03/2018 (expired on 19/04/2018). <p>The occupiers of No. 40 Jessel House, Judd Street objected regarding:</p> <ol style="list-style-type: none">1. The proposed location of the extract will disrupt the existing Edwardian elevation2. The proposed location of the extract will blow cooking smells directly into our bedroom window.3. Concern related to monitoring, methodology and findings associated with the Noise assessment <p>Officer response:</p> <ol style="list-style-type: none">1. See 'Impact on building and wider conservation area' section2. See 'Impact of uses upon residential amenity' section3. See 'Impact of uses upon residential amenity' section and paragraph 2.3
CAAC/Local groups comments:	<p>Bloomsbury CAAC objected [summary]:</p> <ol style="list-style-type: none">1 Units 100 and 102 Judd Street are shown on previous schemes as two separate units2 The amalgamation of units 100 and 102 Judd Street did not receive planning permission <p>Officer comment: See Background section</p> <p>Bloomsbury Residents Action Group (BRAG) and Jessel House Residents Association objected [summary]:</p> <ol style="list-style-type: none">1 Units 100 and 102 Judd Street are shown on previous schemes as two separate units2 The amalgamation of units 100 and 102 Judd Street did not receive planning permission3 Primary cooking has taken place historically on site without the necessary planning permissions, as highlighted in previous enforcement actions and planning applications4 The 2013 application (2013/0759/P) was refused and objections were made by residents of Jessel House, the freeholder and managing agent of Jessel House, a local Councillor and Bloomsbury Conservation Area Advisory Committee.5 Odours from primary cooking continue to this day6 Complaints from primary cooking continue to this day7 The unauthorised trading as Class Use A3 does not justify current application8 Outlet for odour is unsuitable and too close to residential accommodation9 The premises may not have a mains water supply10 Primary cooking may cause a fire risk11 Intensity of site may harm drainage

12 Concern with Acoustic report

Officer comment:

- 1 – 6: See 'Background' section
- 8: See 'Impact of uses upon residential amenity' section
- 9: The proposed use would be of no greater detriment than the existing use
- 10: This matter would be secured under Building Regulations
- 11: The proposed use would be of no greater detriment than the existing use
- 12: See 'Impact of uses upon residential amenity' section and paragraph 2.3

Councillor Simpson objected:

- *I would like to add my objection to the above planning application as the ward member. I support the comments made by BRAG on this application.*

Site Description

The application site comprises a ground and basement floor level retail (Nos. 100-102) unit located on the north-east side of Judd Street, within the parade of units between the junctions with Hastings Street (to the north-west) and Cromer Street (to the south-east). The unit is currently occupied by 'Half Cup' (permitted for Class A1 use). Above the parade of commercial units are six-storeys of residential flats, known as Jessel House. Although the application site is within the Central London Area, it is not located within a Central London Frontage, Town Centre, the designated King's Cross area or a Neighbourhood Centre. Furthermore, the application site is not located within a conservation area, nor is it a listed building.

Relevant History

Planning History:

- 2013/0759/P - Change of use of ground floor retail shop (Class A1) to restaurant & cafe (Class A3). Refused Planning permission dated 12/06/2013.

Reason for refusal:

In the absence of an adequate odour and acoustic noise report, the applicant has failed to demonstrate that the proposed use would not harm the amenity of any surrounding occupiers or neighbours, contrary to Policies CS5 (Managing the impact of growth and development) and CS9 (Achieving a successful Central London) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- PS9904553 – Change of use of no 100 & 102 from retail use (Class A1) to food and drink use (Class A3). Withdrawn

Enforcement History:

- EN17/0926 - Alleged unauthorised A3 use of premises
- EN13/0681 – Java Tree Cafe is operating as an A3 despite not having a kitchen extract.
- EN12/0908 – Alleged breach of control - Preparing hot food without a change of use.

Relevant policies

National and Regional Policy

National Planning Policy Framework (NPPF) 2012
London Plan 2016

Camden Local Plan 2017

Policy G1 Delivery and location of growth
Policy E1 Economic development
Policy A1 Managing the impact of development
Policy A4 Noise and vibration
Policy D1 Design
Policy CC4 Air quality
Policy CC5 Waste
Policy TC2 Camden's centres and other shopping areas
Policy TC3 Shops outside of centres
Policy TC4 Town centres uses
Policy TC5 Small and independent shops
Policy TC6 Markets
Policy DM1 Delivery and monitoring

Camden Planning Guidance

Adopted March 2018:
CPG Amenity
CPG Town Centres and Retail

Adopted Prior:
CPG 1 Design (July 2015)

Assessment

1. Background

1.1 The site includes two units, Nos.100 and 102 which have historically been used for retail purposes within Use Class A1. The units have since become amalgamated into one retail unit within Use Class A1, notwithstanding the enforcement history regarding primary cooking on site.

1.2 The amalgamation of two uses within the same use class, which this site also applies, would not constitute development requiring planning permission, in accordance with section 55 of the Town and Country Planning Act 1990. Therefore enforcement action or planning permission to regularise this specific matter would not be required.

1.3 It is acknowledged that Camden planning officers have considered the uses or functions including primary cooking undertaken on site previously to fall within Use Class A3. As a result, planning applications have been submitted to regularise this matter.

1.4 Planning permission was refused in 2013 (2013/0759/P) for a single reason, namely the lack of adequate plant and measures to mitigate odour and acoustic noise. The decision notice also advised that the installation of external plant to the rear, rising up from ground floor level along the rear elevation would be unacceptable due to design and appearance concerns. The constraints of the site are therefore limited to incorporate adequate plant and measures to mitigate odour and acoustic noise and a design solution is required.

1.5 The applicants have again been advised by Camden planning officers to submit this planning application to regularise the current operations on site, including primary cooking, which includes plant internally and venting from the front elevation.

2. Proposal

2.1 The application proposes:

- The change of use of the basement and ground floor levels from retail (A1) use to a café/restaurant (A3), approximately 108sqm of floorspace
- The installation of an extract system from the internal kitchen, to be expelled through a new vent above the front entrance

2.2 The principal considerations material to the determination of this application are summarised as follows:

- Contribution of uses to the character and identity of the local area
- Contribution of uses to function, viability and amenity of the local area
- Impact of uses upon residential amenity
- Impact on building and wider conservation area
- Impact on transport

Revisions

2.3 The applicant submitted a Noise Assessment which was reviewed by both Environmental Health officers and the public as a result of the consultation process. For a number of factors (eg. poor weather conditions when taken; monitoring station was not manned or appropriately located etc), this report and its findings were not considered acceptable. A revised Noise Assessment was therefore requested and submitted for review, including completing another survey under suitable weather and monitoring conditions and the appropriate mounting method for the microphone.

2.4 The applicant was required and submitted for review, an odour risk assessment along with specific mitigating equipment.

3. Contribution of uses to the character and identity of the local area

3.1 Policy TC3 (Shops outside of centres) seeks to protect shops outside centres. The Council will only grant planning permission for the loss of a shop outside designated centres provided alternative provision is available within 5-10 minutes' walking distance and within the Central London Area, the development positively contributes to local character, function, viability and amenity.

3.2 In this instance, the site is located within the Central London Area and there is other shopping provision within 5-10 minutes walk; at Marchmont Street / Leigh Street Taverstock Place Neighbourhood Centre and at the Brunswick Centre.

3.3 The floorspace involved (108sqm) would provide a compatible use serving the local mix of local business and residents, providing convenience and choice to people working in the wider area and would contribute positively to the local area. It is considered that although there is an existing A3 unit within the parade (No.112), bearing in mind the remaining and wider area uses, the proposal would not create a concentration of units that would be harmful to the character of the area (See table below).

North Side – Judd Street

Address No.	Use Class	Description
90	Sui generis	Sauna
94 – (92 – 94)	D1	Conference Rooms
Entrance to Jessel House	-	-
100-102	A1	Retail
104 -106	Sui generis	Part retail and part therapeutic health provision
108-110	Sui generis	Beauty Salon and Aesthetics Clinic.
112	A3	Restaurant (Humaira)
114	A4	Public House (Skinners)

3.4 Within this context, the proposal would comply with the requirements of Policy TC3.

4. Impact upon residential amenity

4.1 Where food uses are permitted, Policy A1 (Managing the impact of development) will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity. The Council will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts.

4.2 The site is neighboured by a number of buildings with residential uses (mainly on the upper floors) which need to be taken into regard when assessing impacts of amenity. Within the Camden Local Plan, protecting the quality of life for occupiers and neighbours is important. In particular, policy A1 ensures that development that causes adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise, vibration, and odour would not be permitted

4.3 Given the scope of intervention proposed to the building, namely the replacement of a fanlight with a vent, the proposal by its very nature would not be detrimental to the amenity of neighbouring occupiers in terms of sunlight, daylight, privacy and overlooking.

4.4 The key impacts a restaurant use would bring are noise levels, odours and fumes. This assessment must however look at the degree of change as a result of the proposal. The existing site already provides seating for food and drink to be consumed onsite. This application would permit primary cooking to take place so that cooked food and drink could be consumed onsite.

4.5 Objections have been made about the neighbourliness of the existing unit in terms of noise, odours and fumes and its failure to abide with planning legalisation.

4.6 In terms of noise, patrons would not have access associated with the proposed use to the rear/communal area of Jessel House. The private front forecourt features tables and chairs for which a license is not required. This arrangement would be the same as the existing arrangement.

4.7 The applicant proposes the following opening times:

- Monday – Friday: 08:00am – 07:00pm
- Saturday – 09:00am – 05:00pm
- Sunday – 09:00am – 05:00pm

4.8 For a restaurant in such close proximity to residential accommodation, the hours proposed are considered appropriate and would allow residents significant relief in the evenings, particularly given the nearby pub and restaurant close later at 11pm. The capacity for patrons would not differ significantly from the current arrangement with Class A1 use and the extent to which patrons could gather outside is also limited. To safeguard the amenities of the adjoining premises, a condition shall ensure no music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

4.9 In terms of odours and fumes, Camden planning officers acknowledge the inadequacies of the existing non-mechanical ventilation system in place to mitigate odour resulting from primary cooking on the premises and for this reason alone an application was refused in 2013 (see relevant history).

4.10 Whilst the restaurant (No.112) and public house (No.114) feature external ventilation and/or plant to mitigate potential odour problems resulting from primary cooking on the premises, in this case, the applicant has been advised that the installation of similar external plant to the rear, rising up from ground floor level along the rear elevation would be unacceptable due to design and appearance implications on the parent building. Given this constraint, the applicant has proposed a vent above the front entrance. This would result in minimal external intervention upon the building as the plant required would be internal within the kitchen.

4.11 Noted in paragraph 2.3 above, a revised Noise Assessment including calculations of predicted odour/noise levels to support compliance with the Council's standards was provided. An associated explanatory statement by the acoustic consultant, in regards to an appropriate survey and methodology, responded to the valid points raised by BRAG and residents.

4.12 The Council's Environmental Health officer has assessed the submission and considers it to adequately demonstrate that the Council's required standards in terms of noise and odour would be met.

4.13 With specific regard to odour, the odour risk assessment and associated technical information follows best practice guidance for the minimisation of odour from kitchen exhaust systems. A high level of odour control shall be provided along with a suitable cleaning and maintenance contract for the system. Within this context, the extraction system would adequately remove odour generated as a result of the restaurant undertaking primary cooking. The proposal would therefore not give rise to odour nuisance to the detriment of the amenities of nearby residents and partially those directly above fascia level.

4.14 As such, the proposal is not considered to harm the amenity of adjoining occupiers and would

comply with policy A1 of the Local Plan.

5. Design impact of alterations

5.1 The proposal would introduce a vent above the entrance within an existing glazed fanlight. The proposal would be sympathetic given the constraints of the site and the extent of intervention this would require. It is considered the proposed design would be appropriate in the context of neighbouring buildings and would not cause harm to the character and appearance of the conservation area.

6. Impact on transport

6.1 The site is in a highly accessible location within Central London and no off street car parking would be provided. The proposed café/restaurant would maintain the existing delivery and servicing arrangements. It is therefore considered that the servicing and delivery arrangements would not impact on highway and pedestrian safety.

Recommendation: Grant planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 2nd July 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Firstplan
Firstplan Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application Ref: **2017/6788/P**

28 June 2018

Dear Sir/Madam

DRAFT

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

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**Workshop Rear of 38-52
Fortess Road
Fortess Grove
LONDON
NW5 2HB**

Proposal:

DECISION

Works to depot building (Studio B) comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Railey Mews

Drawing Nos: 1014-PL-S-B-00; 1014-UC-B-P-00; 1014-UC-B-P-01; 1014-UC-B-P-02; 1014-UC-B-P-RF; 1014-UC-B-S-01; 1014-UC-B-S-02; 1014-EX-B-E-10; 1014-EX-B-E-11; 1014-EX-B-E-13; 1014-EX-B-E-14; 1014-PL-B-P-00 REV PL3; 1014-PL-B-P-01; 1014-PL-B-P-02; 1014-PL-B-P-RF REV PL3; 1014-PL-B-S-01 REV PL3; 1014-PL-B-S-02 REV PL3; 1014-PL-B-E-10 REV PL3; 1014-PL-B-E-11 REV PL3; 1014-PL-B-E-12 REV PL3; 1014-PL-B-E-13 REV PL3; SK-B-40 REV PL; Daylight and Sunlight Report (12073), prepared by GIA , dated 20/11/2017; Daylight and Sunlight Report (12073), prepared by GIA , dated 21/06/2018.

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

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

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

Condition(s) and Reason(s):

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

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

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

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [1014-PL-S-B-00; 1014-UC-B-P-00; 1014-UC-B-P-01; 1014-UC-B-P-02; 1014-UC-B-P-RF; 1014-UC-B-S-01; 1014-UC-B-S-02; 1014-EX-B-E-10; 1014-EX-B-E-11; 1014-EX-B-E-13; 1014-EX-B-E-14; 1014-PL-B-P-00 REV PL3; 1014-PL-B-P-01; 1014-PL-B-P-02; 1014-PL-B-P-RF REV PL3; 1014-PL-B-S-01 REV PL3; 1014-PL-B-S-02 REV PL3; 1014-PL-B-E-10 REV PL3; 1014-PL-B-E-11 REV PL3; 1014-PL-B-E-12 REV PL3; 1014-PL-B-E-13 REV PL3; SK-B-40 REV PL; Daylight and Sunlight Report (12073), prepared by GIA , dated 20/11/2017; Daylight and Sunlight Report (12073), prepared by GIA , dated 21/06/2018.]

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

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

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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

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

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

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

- 6 Prior to the relevant part of the works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. Such details shall include details of paving, draining and other fixed furnishings and any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

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

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

- 9 Before the development is occupied the service bay within the site shall be clearly marked out in thermoplastic paint stating "No Parking". Thereafter, at no time shall any goods, vehicles, plant equipment or other obstruction be left in this area and the markings shall be permanently retained unless prior written consent is given by the local planning authority.

Reason: In order to satisfactorily provide for the turning of vehicles within the site and in the interests of highways and pedestrian safety in accordance with the requirements of policy T4 of the London Borough of Camden Local Plan 2017.

- 10 Before the development commences, details of secure and covered cycle storage area for 42 cycles (36 internal and 6 external) shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

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

- 11 No construction shall take place until a detailed design and method statement for all foundations and other development proposed below ground level which takes account of the adjoining operations and structures of London Underground, has been submitted to and approved by the local planning authority in consultation with the relevant rail infrastructure undertaker. The development shall thereafter be carried out in accordance with the approved design and method statements.

Reason: To ensure that the development does not impact on existing and proposed strategic transport infrastructure in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 12 No impact piling shall take place until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy G1 of the London Borough of Camden Local Plan 2017.

- 13 At least 28 days before the development hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

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 London Borough of Camden Local Plan.

- 14 Before development commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the London Borough of Camden Local Plan.

- 15 Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.

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 London Borough of Camden Local Plan.

- 16 The developer must provide an intrusive pre-demolition and/or refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the Local Planning Authority and must be approved prior to commencement of the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the Local Planning Authority prior to occupation.

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 London Borough of Camden Local Plan.

- 17 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development 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 the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 18 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and full planning permission has been granted for the redevelopment for which the contract provides.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 19 Notwithstanding the details hereby approved, the louvers on the eastern elevation, and roof of the development shall be painted black or dark grey, prior to occupation.

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

- 20 Prior to use, the machinery, plant and equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by vibration in accordance with Policies A1 and A4 of the London Borough of Camden Local Plan.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 4 You are advised that the structure hereby approved should be constructed in such a manner that it will not be susceptible to future damage by protected trees. The Council is unlikely to consider favourably any application to prune or fell protected trees because of their impact on the structure hereby approved. You are further advised that the Department for Communities and Local Government the Regions guidance "Tree Preservation Orders - A Guide to the Law and Good Practice" states that no compensation is payable to a person for loss or damage which was (i) reasonably foreseeable by that person, and (ii) attributable to that person's failure to take reasonable steps to avert the loss or damage or mitigate its extent
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk).
- 6 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.

- 7 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.
- 8 Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
- 9 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.

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

Yours faithfully

Supporting Communities Directorate