

2018/2283/P
South Hampstead Synagogue – Site Location Plan



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2018/2283/P
South Hampstead Synagogue – Photos

1. Existing Tree of Heaven:



2. Root growth:



Photo 4: Central root morphology of the tree



Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	23/08/2018
		N/A		Consultation Expiry Date:	08/07/2018
Officer			Application Number(s)		
Jenna Litherland			2018/2283/P		
Application Address			Drawing Numbers		
South Hampstead Synagogue 21-22 Eton Villas London NW3 4SG			Refer to draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Variation of conditions 4 (approved plans), 5 (hard and soft landscaping), 6 (tree protection details) of planning permission 2013/7887/P granted 28/01/2016, as amended by permissions 2017/0478/P granted 09/11/2017 [for Erection of a synagogue comprising 4 storeys plus basement] namely to enable replacement of the tree of heaven with a tulip tree.					
Recommendation(s):		Grant conditional permission subject to a Deed of Variation			
Application Type:		Variation or Removal of Condition(s)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice				
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>Site notices were displayed on both Eton Road and Eton Villas from 08/06/2018 until 29/06/2018. A press notice was placed in the Ham and High 14/06/2018 (expired 08/07/2018).</p> <p>1 letter of objection was received from a resident of Provost Court, Eton Road.</p> <p>Objections are on the following grounds:</p> <ul style="list-style-type: none">No objection is raised to the principle of replacing the tree.However, a Tulip tree is not appropriate, it is not native, grows up to 50 metres and is brittle which could make it susceptible to wind damage.A London Plane tree would be more suitable, they are pollution tolerant, able to withstand compacted and drought prone soils, restrictions to its roots as well as vicious pruning and pollarding regimes; provides better visual amenity, gives dappled shade and accounts for 50% of London's trees. <p>See paragraph 2.3 for the case officer's response.</p>				
CAAC comments:	<p>Eton Conservation Area Committee: Objection</p> <p>The Tree of Heaven which this application seeks to remove is a large mature tree in seemingly good health. It stands in a prominent position on the corner of Eton Road and Eton Villas (North) and occupies the south east corner of the South Hampstead Synagogue site.</p> <p>The Synagogue is currently being rebuilt. We objected to the proposed new building primarily because of its bulk – nearly three times the size of the one it is replacing - and the negative impact it will have on the listed buildings in Eton Villas and Provost Road which it will dwarf. When the application to rebuild was approved we took some comfort that the Tree of Heaven would be retained since it will serve to soften the impact of a large overbearing modern building in the heart of the Conservation Area.</p> <p>This application to remove the tree arises from a Tree Condition Survey carried out by a specialist arboriculturalist consultancy in March 2018. During the reconstruction of South Hampstead Synagogue a wall has been removed which was part of the planter for the Tree of Heaven . The survey has discovered that the existing tree may become unstable due to the way the root system has developed and the lack of space for the roots to spread.</p> <p>The survey report states: The planter could be re-modelled around the existent tree if it was proven that the stability was not compromised...However, it is considered that the economic costs of such mitigation for the retention of the tree would be excessive given its life expectancy.</p> <p>The proposal is to replace it with a Tulip Tree. This, too, is a large tree and will require an equally large planter for its roots.</p> <p>We note that the plans submitted indicate a tree on this site which appears to be smaller than the existing one.</p> <p>Given the above we have to object to the removal of the Tree of Heaven, unless we can be assured that the replacement Tulip Tree is a mature specimen for which there is a planter of the correct size with a proper irrigation system including a water tank.</p>				

	<i>See paragraphs 2.2-2.3 for the case officer's response.</i>
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Site Description

The site is rectangular in shape and bounded by Eton Villas to the northeast and Eton Road to the southeast. The site's direct neighbours include 23 Eton Villas, a two storey detached house sited directly to the northwest of the site and Provost Court, a 7 storey residential building, which lies directly adjacent to the site to the southwest. Opposite the site, along Eton Villas, lie large 2–3 storey semi-detached villas. St Saviour's Church lies opposite the site to the south, across Eton Road.

Construction works are underway to implement the extant permission for which this application seeks amendments (reference: 2013/7887/P – see planning history).

The previously existing synagogue occupied the majority of the site. It was setback from Eton Road where a forecourt area provided parking and stepped access to the synagogue. The main pedestrian access was off Eton Villas with disabled access at the end of the building, off Eton Villas.

The building height was approximately the equivalent of 4 residential storeys fronting onto Eton Road and this reduced to approximately 2 and a half residential storeys adjacent to 23 Eton Villas, due to a change in land levels. There is was existing basement area at the front of the site.

The site lies within the Eton Conservation Area and there are a number of Listed Buildings within close proximity to the site including St Saviours Church (Grade II* Listed), Nos 1 – 9 and 13 – 20 Eton Villas (Grade II Listed).

Relevant History

The application of most relevance is the parent permission which this application seeks to amend:

2013/7887/P - Erection of a synagogue comprising 4 storeys plus basement, following demolition of existing synagogue (Use Class D1). **Granted subject to a S106 agreement 28/01/2016**

There have been a number of subsequent applications to vary this permission which are listed below:

2017/0478/P - Variation of Condition 4 (approved plans) of planning permission 2013/7887/P (dated 28/01/16) [for Erection of a synagogue comprising 4 storeys plus basement]; CHANGES INCLUDE alterations to the façade (including increasing height of lift overrun; revised boundary wall plinth; increased height of parapet on the north-west boundary; and alterations to window locations and acoustic panel type); and floor plan alterations (including reduction in seating number within the Shul; relocation of kitchen, alteration to classroom layout/number with no change in capacity; and alterations to forecourt layout). Variation to wording of Condition 11 (details of design and method of waste storage) following submission of details. Variation to wording of Condition 12 (details of cycle storage for 30 cycles) following submission of details. Variation to wording of Condition 16 (details of glazed privacy screen) following submission of details. Variation to wording of Condition 17 (details of electric vehicle charging point) following submission of details. Removal of Condition 13 (lift access to the ancillary residential units).(Revised plans, description and additional supporting information). **Granted subject to a Deed of Variation 09/11/2017**

2016/1176/P - Variation of condition 5 (Details of hard and soft landscaping) of application dated 28/01/2016 (ref: 2013/7887/P) for erection of a synagogue. To vary wording of condition to allow for details of landscaping to be submitted after site clearance and demolition. **Granted 23/05/2016**

2016/1177/P - Variation of condition 11 (Details of waste storage and removal) of application dated 28/01/2016 (ref: 2013/7887/P) for Erection of a synagogue. To vary wording of condition to allow for details of waste storage and removal to be submitted after site clearance and demolition. **Granted 23/05/2016**

2016/1178/P - Variation of condition 12 (Details of cycle storage) of application dated 28/01/2016 (ref: 2013/7887/P) for erection of a synagogue. To vary wording of condition to allow for details of storage to be submitted after site clearance and demolition. **Granted 23/05/2016**

2016/1180/P - Variation of condition 14 (Details of drainage system) of application dated 28/01/2016 (ref: 2013/7887/P) for erection of a synagogue. To vary wording of condition to allow for details of drainage system to be submitted after site clearance and demolition. **Granted 23/05/2016**

2016/2040/P - Variation of condition 17 (Details of electric vehicle charging point) of application dated 28/01/2016 (ref: 2013/7887/P) for Erection of a synagogue. To vary wording of condition to allow for details of charging point to be submitted after site clearance and demolition. **Granted 23/05/2016**

A number of approval of detail of application in respect of the parent permission have also been submitted:

2018/1095/P - Details of materials as required by condition 2 of planning permission 2013/7887/P dated 28/01/2016 for Erection of a synagogue comprising 4 storeys plus basement, following demolition of existing synagogue (Use Class D1). **Currently under consideration.**

2016/5285/P - Details of condition 5 (Landscaping) of planning permission 2013/7887/P (dated 28/01/2016) for erection of a synagogue comprising 4 storeys plus basement, following demolition of existing synagogue (Use Class D1). **Granted 15/05/2017.**

2016/5045/P - Details of sustainable urban drainage system required by condition 14 of planning permission 2013/7887/P dated 28/01/2016 for Erection of a synagogue comprising 4 storeys plus basement, following demolition of existing synagogue (Use Class D1). **Granted 24/11/2016**

2016/1245/P - Details of conditions 6 (tree protection plan), 7 (details of basement and building foundations, service trenches and other excavations which may affect trees), 22 (trial pits to determine extent of tree roots), 23 (pruning specification at time of scaffolding), 24 (details of all underground services/utilities which may affect trees) and 25 (Detailed Arboricultural Method Statement) of application dated 28/01/2016 (ref: 2013/7887/P) for erection of a synagogue. **Granted 23/05/2016**

Also of relevance is the following application to prune the Tree of Heaven:

2017/4623/T - (TPO REF C367) - CORNER OF ETON VILLAS AND ETON ROAD - 1 x Tree of Heaven - Reduce crown by 33% **Granted 09/10/2017**

Relevant policies

National Planning Policy Framework 2018

London Plan 2016

Camden London Plan 2017

Policy H1 Maximising housing supply
Policy H6 Housing choice and mix
Policy C2 Community facilities
Policy C3 Cultural and leisure facilities
Policy C5 Safety and security
Policy C6 Access for all
Policy A1 Managing the impact of development
Policy A3 Biodiversity
Policy A4 Noise and vibration
Policy A5 Basements
Policy D1 Design
Policy D2 Heritage
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC3 Water and flooding
Policy CC4 Air quality
Policy CC5 Waste
Policy T1 Prioritising walking, cycling and public transport
Policy T2 Parking and car-free development
Policy T3 Transport infrastructure
Policy T4 Sustainable movement of goods and materials
Policy DM1 Delivery and monitoring

Camden Planning Guidance

CPG 1 Design – 2018
CPG Housing - 2018
CPG 2 Housing -2018
CPG 3 Sustainability -2018
CPG Basements - 2018
CPG Amenity 2018
CPG 7 Transport 2011
CPG 8 Planning obligations 2018

Eton Conservation Area Statement 2002

Assessment

1. Proposal and key considerations:

- 1.1 This application seeks to amend the approved drawing of planning permission 2013/7887/P granted 28/01/2016 as amended by permission 2017/0478/P granted 09/11/2017 [for Erection of a synagogue comprising 4 storeys plus basement. This is to enable to removal of the existing Tree of Heaven and its replacement with a tulip tree. Linked to this change, the proposal also seeks to amend the wording of conditions 5 (hard and soft landscaping), 6 (tree protection details) to take into account this change.
- 1.2 The key considerations material to this application are whether the proposal would impact on the character and appearance of the conservation area and would maintain the biodiversity value of the approved scheme.
- 1.3 This application solely relates to the replacement of the tree. All other elements of the scheme would remain as approved under application reference: 2013/7887/P, as amended by application reference: 2017/0478/P and therefore will not be revisited in this report.

2. Landscaping, conservation and biodiversity

- 2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 of the Local Plan requires developments to incorporate high quality landscape design and maximises opportunities for greening for example through planting of trees and other soft landscaping. Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 2.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") is relevant. Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 2.2 Under the original permission it was proposed to protect and retain the Tree of Heaven in the front forecourt of the synagogue. However, during the course of the works further investigations have revealed that the tree cannot be safely retained and protected in the long term. The application is accompanied by a Tree Condition Survey which considers the condition of the existing tree. This report has been analysed by a Tree Officer within the Council. Investigations found that the tree sits within a shallow depth of soil on top of a concrete slab. This significantly impacts on the long term viability of the tree and the amenity value it could provide. In light of this an application was submitted and approved to heavily prune the tree (see planning history) but these works have not yet been undertaken. The objection from the CAAC expresses concerns over the loss of the existing tree. However, in light of the fact it will only be able to provide limited amenity value in the longer term it is considered appropriate to remove the existing tree and replace it with an alternative which could provide a high level of visual amenity and enhance the character and appearance of the Conservation Area.
- 2.3 It is proposed to replace the Tree of Heaven with a Tulip tree. In order to ensure that the replacement tree is not compromised in the same fashion that the Tree of Heaven was the tree has been repositioned and would be located in a larger the planter to ensure a hospitable root environment. Objections received express concern over the proposed tree species and suggest that a London Plane may be more appropriate. Officers do not consider this to be the case. London Planes are plentiful in the local area and diversity in species is important in respect of contributing to biodiversity and reducing the spread of Massaria, a disease affected Plane trees in London. The objections raise concern that Tulip trees can be brittle and this could make the tree dangerous in extreme weather. The Tree Officer has confirmed that while Tulip tree are more brittle than a London Plane they are not unsuitable or unsafe for an urban environment. It is considered that proposed replacement Tulip tree would provide a good level of level of amenity value which would be an enhancement to the character and appearance of the conservation area in the long term and would enhance the biodiversity value of the site.

3. Amendments to associated conditions

- 3.1 Conditions 3(approved plans), 5 (hard and soft landscaping) and Condition 6 (tree protection details) need to be amended to take into account of the replacement tree.
- 3.2 Condition 3 (approved plans) require updating to change annotations for the replacement tree only. No other changes are made to the approved plans. The full set of approved and varied plans will be listed in condition 3 (see draft decision).
- 3.3 Condition 5 shall be replaced with, *'The hard and soft landscaping and means of enclosure of an all un-built, open areas shall be undertake in accordance with the details approved under application reference 2016/5285/P dated 15/05/2017 and as approved under the current application reference: 2018/2283/P in respect of the replacement forecourt tree, unless otherwise agreed in writing by the local planning authority.'*
- 3.4 Condition 6 shall be replaced with, *'All trees on the site, or part 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 approved under application reference 2016/1245/P dated 23/05/2016 (with the exception of the Tree of Heaven which has consent for removal under the current application reference: 2018/2283/P), unless otherwise agreement in writing by the Local Planning Authority'.*
- 3.5 In order to ensure that the secured planning obligations associated with the parent applications are carried forward onto the updated scheme, the signed legal agreement will be updated to reflect the above via a Deed of Variation.
4. **Recommendation: Grant conditional permission subject to a Deed of Variation.**

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20 August 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'.

Application ref: 2018/2283/P
Contact: Jenna Litherland
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Date: 16 August 2018

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

South Hampstead Synagogue
21-22 Eton Villas
London
NW3 4SG

DECISION

Proposal:

Variation of conditions 4 (approved plans), 5 (hard and soft landscaping), 6 (tree protection details) of planning permission 2013/7887/P granted 28/01/2016, as amended by permissions 2017/0478/P granted 09/11/2017 [for Erection of a synagogue comprising 4 storeys plus basement] namely to enable replacement of the tree of heaven with a tulip tree.

Drawing Nos: Drawing Nos: 882_07_050 P1; 882_07_010 P2; 882_07_002 P1;
882_07_200 P1; 882_07_201 P1; 882_07_100 P8; 882_07_101 P4; 882_07_102 P5;
882_07_210 P2; 882_07_211 P2; 882_07_230 P8; 882_07_231 P7; 882_07_232 P7;
882_07_233 P9; 882_07_234 P2; 882_07_235 P1; 882_07_310 P2; 882_07_311 P2;
882_07_526 P1; 882_90_400 P7; 882_90_455 P2; 882_SK_102 S2; Detailed Shul layout;
Basement Plan Access revisions.

Documents: Design and Access Statement; Planning Statement; Transport Statement; Transport Statement Addendum; Travel Plan September 2014; Construction Traffic Management Plan; Transport Technical Note Rev A; Transport Technical Note Rev B; Transport Letter 19.11.14; Arboricultural Report; BREEAM Pre-Assessment; Energy Statement; Energy and Sustainability Statement Rev B; Heritage Appraisal; Statement of Community Involvement; Acoustic Report; Sunlight, Daylight and Overshadowing Report; Letter re Alternative Sites; Note to Planners July 2014; Basement Impact Assessment; Basement Impact Assessment Addendum Report October 2014; Basement Impact Assessment Addendum Report P2; BIA Sequence P4. Platform lift specification by Stannah; letter from CST undated; letter from Paul Callegari; email from Richard Loftus dated 19 June 2017; Tree Condition Survey by Eight Associates dated 03/04/2017.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2013/7887/P dated 28/01/16.

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

- 2 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 before the relevant part of the work is begun:
 - 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);
 - c) Details including elevations, sections and a roof plan at a scale of 1:50 of the security hut in the forecourt.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 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, without the prior approval in writing of the local planning authority.

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.

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

Drawing Nos: 882_07_050 P1; 882_07_010 P2; 882_07_002 P1; 882_07_200 P1; 882_07_201 P1; 882_07_100 P8; 882_07_101 P4; 882_07_102 P5; 882_07_210 P2; 882_07_211 P2; 882_07_230 P8; 882_07_231 P7; 882_07_232 P7; 882_07_233 P9; 882_07_234 P2; 882_07_235 P1; 882_07_310 P2; 882_07_311 P2; 882_07_526 P1; 882_90_400 P7; 882_90_455 P2; 882_SK_102 S2; Detailed Shul layout; Basement Plan Access revisions.

Documents: Design and Access Statement; Planning Statement; Transport Statement; Transport Statement Addendum; Travel Plan September 2014; Construction Traffic Management Plan; Transport Technical Note Rev A; Transport Technical Note Rev B; Transport Letter 19.11.14; Arboricultural Report; BREEAM Pre-Assessment; Energy Statement; Energy and Sustainability Statement Rev B; Heritage Appraisal; Statement of Community Involvement; Acoustic Report; Sunlight, Daylight and Overshadowing Report; Letter re Alternative Sites; Note to Planners July 2014; Basement Impact Assessment; Basement Impact Assessment Addendum Report October 2014; Basement Impact Assessment Addendum Report P2; BIA Sequence P4. Platform lift specification by Stannah; letter from CST undated; letter from Paul Callegari; email from Richard Loftus dated 19 June 2017; Tree Condition Survey by Eight Associates dated 03/04/2017.

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

- 5 The hard and soft landscaping and means of enclosure of an all un-built, open areas shall be undertake in accordance with the details approved under application reference 2016/5285/P dated 15/05/2017 and as approved under the current application reference: 2018/2283/P in respect of the replacement forecourt tree, unless otherwise agreed in writing by the local planning authority.

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, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All trees on the site, or part 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 approved under application reference 2016/1245/P dated 23/05/2016 (with the exception of the Tree of Heaven which has consent for removal under the current application reference: 2018/2283/P), unless otherwise agreement in writing by the Local Planning Authority

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.

- 7 The design of the basement and building foundations and the layout, in so far as these items may affect trees on or adjoining the site, shall be undertaken in accordance with the details approved under application reference 2016/1245/P dated 23/05/2016, unless otherwise agreed in writing by the local planning authority.

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 Before the use commences sound insulation shall be provided for the building in accordance with a scheme to be first approved by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme.

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 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.

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.

- 10 Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of 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.

- 11 The development hereby permitted shall be carried out in accordance with the following approved SHS Waste Calculations and drawing no. 882_90_455 P2. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy A1 and CC5 of the London Borough of Camden Local Plan 2017.

- 12 The development hereby permitted shall be carried out in accordance with the following approved drawing no. 882_90_400 P6. The 26 cycle spaces as approved shall be provided in their entirety and prior to the first occupation of the development and permanently retained thereafter.

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

- 13 The development shall be implemented in accordance with the sustainable urban drainage system approved under application reference 2016/5045/P dated 24/11/2016. Following implementation the system shall be retained and maintained thereafter.

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

- 14 Notwithstanding the provisions of the Use Class Order (1995) (as amended), the development shall be used as a synagogue only (Use Class D1).

Reason: In order to control the use on site to accord with policy C2 of the London Borough of Camden Local Plan 2017.

- 15 The glazed screen of the external amenity area at third floor level shall be obscure glazed to a height of 1.8m, in accordance with drawing 882_07_526_NE_Section and shall be permanently retained.

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

- 16 The development hereby permitted shall be carried out in accordance with the following approved drawing no. 882_90_400 P6. The approved Electric Vehicle Charging Point shall thereafter be provided in its entirety prior to the first occupation of the development and permanently retained thereafter.

Reason: To ensure the development includes sustainable parking measures in accordance with the requirements of policy T2 of the London Borough of Camden Local Plan 2017.

- 17 All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

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, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 18 An appropriate automatic noise control device shall be used for any amplified sound. The device shall be set so that the volume of any amplified sound emanating from the premises is inaudible at the façade of any noise sensitive premises and shall be maintained at a level as agreed in writing by the Local Planning Authority.

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.

- 19 Automatic time clocks shall be fitted to the equipment/machinery hereby approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate after the time to be agreed within the Events Management Plan. The timer equipment shall thereafter be permanently retained and maintained and retained 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, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 20 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: 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.

- 21 Prior to the commencement of development, trial pits shall be dug to determine the extent of the roots of T1(False acacia) and T4 (Tree of Heaven) within the proposed basement area, to give a clearer indication of the Root Protection Area.

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.

- 22 All pruning carried out at the time of the scaffold installation shall be in accordance with the details approved under application reference: 2016/1245/P dated 23/05/2016. All approved works shall be carried out by trained arborists in accordance with the approved 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

- 23 All underground services/ utilities shall be in accordance with the details approved under application reference: 2016/1245/P dated 23/05/2016.

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.

- 24 The development shall be carried out in accordance with the Arboricultural Method Statement and auditable system of on-site monitoring of trees on and adjacent to the site details approved under application reference: 2016/1245/P dated 23/05/2016.

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.

- 25 The two disabled parking bay in the forecourt, hereby approved, shall be provided prior to first occupation of the building and retained and used for no other purpose than disabled parking thereafter.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets and to ensure access for all in accordance with policies C6 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 You are advised that this permission should be read in conjunction with the schemes approved on 09/11/2017 (ref: 2017/0478/P) and 28/01/2016 (ref: 2013/7887/P) and all other conditions and informative attached to the original decision are still applicable.
- 3 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 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 4 Drawing no. 882_SK_102 S2 is indicative only and have been submitted to demonstrate that should it ever be required a platform lift could be installed within the existing building envelope.
- 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 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.

You can find advice about your rights of appeal at:

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

Yours faithfully

David Joyce
Director of Regeneration and Planning