



# WASTE MANAGEMENT PLAN

STEPHENSON HOUSE, HAMPSTEAD ROAD, LONDON

Proposed Mixed-Use Redevelopment of Existing Office

Date: January 2019

Ref: JDF/JLLS/16/3476/TN02

## 1 INTRODUCTION

- 1.1 RGP is instructed by Lazari Investments Ltd to provide transport planning advice in regard to the proposed mixed-use redevelopment located at Stephenson House, Hampstead Road, NW1 2PL.
- 1.2 As background, planning consent was granted by London Borough of Camden (LBC) in June 2017, subject to conditions and a Section 106 agreement, for a redevelopment of the site to refurbish and extend the existing building and provide an 8-storey mixed-use development comprising office, commercial and residential space (planning reference: 2017/3518/P). A plan illustrating the proposed site layout is attached hereto at **Appendix A**.
- 1.1.1 The permitted development would provide a total floor area of 23,015sqmGEA, comprising 18,573sqm office space (B1), 992sqm retail space (A1 / A3) and 2,532sqm residential space (C3). Furthermore, the health centre use (flexible B1 / D1) would be retained on-site at ground floor level, comprising 918sqm. A total of 17 residential units would be provided, comprising the following:
- (i) 1 x 1 bed flats;
  - (ii) 9 x 2 bed flats; and
  - (iii) 7 x 3 bed flats;
- 1.1.2 Condition 18 of the planning notice (attached at **Appendix B**) outlines the requirement for details to be submitted to LBC regarding the location, design and method of waste storage and removal. This Waste Management Plan (WMP) has therefore be prepared to contribute towards the discharge of Condition 18 of the attached decision notice.
- 1.1.3 The reason stated for the enforcement of the above planning condition is so that:

**RGP - Transport Planning and Infrastructure Design Consultants**

**Head Office** Shackleford Suite, Mill Pool House, Mill Lane, Godalming, Surrey GU7 1EY  
**South Coast** Suite 2, West Barn, Norton Lane, Chichester PO20 3AF  
**London** 22 Upper Ground, London SE1 9PD

**E:** [enquiries@rgp.co.uk](mailto:enquiries@rgp.co.uk)

T: 01483 861681  
T: 01243 210418  
T: 020 7078 9662

[www.rgp.co.uk](http://www.rgp.co.uk)



“To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.”

- 1.1.4 The provision of a WMP document, in accordance with standards defined in the Camden Planning Guidance (CPG1) document, therefore fulfils this condition, identifying the refuse storage and collection arrangements associated with the proposed development and how waste storage and collection will be managed. RGP has also reviewed and made reference in this document to updated planning and design guidance issued by the Council with respect to waste management. The current waste storage requirements are detailed within this report.
- 1.3 It should be noted that RGP also prepared a Delivery and Servicing Management Plan (DSMP) which was submitted as part of the planning application (document reference: JDF/JLLS/16/3476/TN01) which defines the agreed servicing arrangements and processes associated with the proposed site and should therefore be read in conjunction with this WMP.
- 1.4 As background, a draft of this waste management strategy was prepared by RGP and submitted to LBC for review and subsequent feedback from the Council was obtained. This revised document now incorporates comments from the waste contractor Veolia, in order to refine and agree an appropriate strategy to discharge Condition 18 as outlined above. Key comments and recommendations from LBC & Veolia have been provided via email correspondence from the Council's Planning Officer Jonathan McClue, dated 23<sup>rd</sup> December 2018 (attached at **Appendix C**). Further to this email correspondence, RGP has contacted Linda Hall-Brunton within the Environmental Services department at LBC in order to gain a full understanding of the waste management requirements set out by the Council.
- 1.5 Based on the comments and feedback provided by LBC and Veolia respectively, this document has been prepared to define a suitable waste storage and collection strategy to be adopted by the future occupants of Stephenson House, to ensure the safe and convenient management of all waste generated by the proposed uses of the site.

## **2 SITE LOCATION AND DESCRIPTION**

- 2.1 The site is located at the northwest corner of the Drummond Street / Hampstead Road junction, within the London Borough of Camden (LBC). The local area is characterised by a range of land uses, including leisure, commercial and residential. Regent's Park is located approximately 500m to the west of the site, whilst Euston rail station is located 350m to the east.
- 2.2 The site is located within the Central Activities Zone (CAZ), one of London's most competitive and attractive business locations, as such, the local area is largely characterised by office, retail and commercial uses, as well as some residential use.

- 2.3 As shown in **Photograph 1** below, the site currently accommodates a 7-storey office building (B1 use) with some retail (A1 use) and healthcare (flexible B1 / D1 use) floor space located on the ground floor.



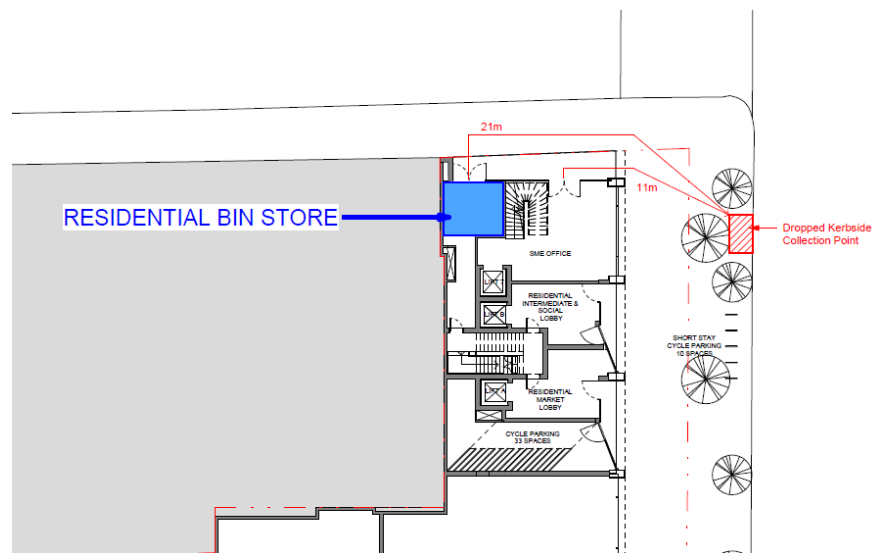
**Photograph 1: The Site from Drummond Street / Hampstead Road Junction**

- 2.4 Vehicular access to the site is afforded from Drummond Street at the site's southern frontage where separate points of access are provided to the basement car park and ground floor loading bay. Access to the on-site car park is gained via separate entry and egress ramps from Drummond Street to the basement level of the site. The pedestrian entrance to the building is located at the southeast corner of the site in the vicinity of the Drummond Street / Hampstead Road junction. Access from Drummond Street would be retained post-development.
- 2.5 The A400 Hampstead Road forms the eastern boundary of the site, providing a north-south route towards Mornington Crescent to the north and Euston Road (A501) approximately 150 metres to the south. Furthermore, Hampstead Road forms part of the TfL red route network (TLRN) and affords a suitable route for HGVs to access the site. Stopping is not permitted along this section of the TfL red route between the hours of 08:00-19:00, Monday to Saturday.
- 2.6 There is a delivery bay marked on Hampstead Road at the site's eastern frontage which could accommodate loading activity associated with the office / retail uses on-site. Loading within this designated location on Hampstead Road is permitted only outside the hours of 08:00 and 16:00 with a maximum duration of 20 minutes. This bay also permits disabled parking for up to a maximum of 3 hours.

- 2.7 Approximately 160m to the west of the site, Drummond Street filters onto Langford Street which facilitates access to the A4021 and A501. Drummond Street facilitates two-way traffic and is subject to a 20-mph speed limit. Opposite the site, the southern side of the carriageway edge is aligned with restricted parking bays (Monday to Friday 08:30-18:30) with a maximum stay 2 hours.
- 2.8 The A501 Euston Road to the south provides a route towards the A5 and A40 at Marylebone to the west and the A1 in Islington to the east, each of which are accessible within 3km of the site. Owing to the proximity of a range of major highway links, the site is well located in terms of access to the wider strategic highway network.

### 3 WASTE STORAGE

- 3.1 The existing refuse collection arrangements and waste management strategy would be largely continued post-development whereby each individual unit on-site would benefit from separate refuse stores, all of which would be located on ground floor level, affording convenient access to Drummond Street and Hampstead Road during scheduled collections.
- 3.2 The residential bin store would be located at the northeast corner of the building, adjacent to William Road at the site's northern boundary, whilst the commercial (office) bin store would be located on-site, adjacent to the ground floor loading bay at the southwest corner of the building, accessible from Drummond Street. It should be noted that the office bin store would be separate to the waste storage associated with the ground floor retail units.
- 3.3 The office refuse store would be of a sufficient size that it would accommodate occasional 'bulky waste' generated by the residential units of the site. Residents would be informed by the property management of these arrangements should the storage of bulky waste be required.
- 3.4 The ground floor commercial refuse store would not result in any impact to the basement car and cycle parking facilities, which are served by a separate access adjacent to the loading bay via Drummond Street. The commercial refuse store would be securely contained within this allocated section of the building and would not obstruct access to the basement level of the site.
- 3.5 The below extracts illustrate the locations of these refuse stores, whilst the full plan illustrating the refuse storage / collection arrangements is attached hereto at **Appendix D**. Furthermore, detailed illustrations demonstrating the internal layout of both the office and residential refuse stores are shown on the plan attached at **Appendix E**. This plan also annotates the proposed quantity and size of bins to be provided for these uses of the site.



Figures 3.1 & 3.2. Office and Residential Refuse Store Locations

- 3.6 The refuse stores associated with the retail units and healthcare centre would be located internally at ground floor level within each respective use, affording convenient on-street collections as per the existing arrangements associated with these uses of the site.
- 3.7 The bin stores have been designed to be lockable and have drainage points to keep the areas clean and secure. Any food waste generated by the future occupants of the retail units would be securely stored in separate bins to the general waste. This is particularly relevant to any potential future use of the site to provide cafes or eating establishments, for example.

### Refuse Store Specifications

3.8 Each refuse store to be provided on-site has been design in accordance with the specifications defined within the CPG1 guidance document (2018), which contains design standards issued by LBC. During correspondence with LBC, RGP was informed of updated requirements pertaining to the required volumes of waste storage and the current thresholds are therefore referred to in the following assessment.

3.9 With regard to the residential refuse store, the bin types and external storage dimensions defined in Figure 15 of the CPG1 document are presented in the below extract. These specifications should be applied to developments containing 7 or more residential units.

<b>Bin Type</b>	<b>Use</b>	<b>External Dimensions mm H x L x D (H + open lid)</b>
360L Wheelie Bin	Recyclables	1100 x 650 x 880
240L Wheelie Bin	Food Waste	1070 x 580 x 740
500L Eurobin	Food Waste	1145 x 1305 x 745
Wheelie bin housing (Broxap)	Food Waste	1290 x 650 x 750
660L Eurobin	Non-recyclable waste	1310 x 1260 x 730 (2040)
1100L Eurobin	Recyclables or non- recyclable waste	1370 x 1260 x 990
1280L Eurobin	Recyclables or non- recyclable waste	(2360)
Paladin	Non-recyclable waste	1610 x 900 diameter
940L Box Paladin	Non-recyclable waste	1500 x 1020 x 975

(NB: This list, including the bin dimensions, is subject to change. It is only to be used for preliminary design purposes)

Figure 3.3. CPG1 Residential Refuse Store Specifications (7+ Units)

3.10 It is advised by LBC, however, that the Council's most recent waste storage guidance is applied to the development and the design standards define the following minimum waste storage volumes associated with residential developments:

- i) 120 litres of bin, box or sack volume for general waste or 'refuse'
- ii) 140 litres of mixed dry recycling
- iii) 23 litres of food waste

3.11 Based on the above volumes, the 17 residential units (3 bedrooms or less) would generate the following total waste storage as a minimum requirement:

- i) 2,040 litres of bin, box or sack volume for general waste or 'refuse'
- ii) 2,380 litres of mixed dry recycling
- iii) 391 litres of food waste

3.12 It is noted from discussions with LBC that the food waste volumes are deductible from the required 'general waste' storage, and as such, a minimum total of 1,649L storage capacity for general waste should be provided for the 17 apartments.

3.13 RGP was advised that the residential bin store is designed such that either 660L or 1,100L bins can be provided in accordance with new waste management policy defined by the Council. It is therefore proposed that these size bins are contained within the residential refuse store, as shown on the plan attached at **Appendix E**. This attached plan also provides a detailed and annotated illustration of the proposed office refuse store which would be located adjacent to the ground floor loading bay.

3.14 the residential refuse store would contain the following bins for the projected weekly waste disposal of 3,310L generated by the residential units:

- i) 2 X 1,100L Euro Bins
- ii) 2 X 660L Euro Bins

3.15 These bins would include the provision of both general waste and recycling storage. The following table provides a summary of the minimum storage requirements and the proposed capacity of the communal residential refuse store:

Waste Type	Minimum Required Storage	Proposed Storage	Required Weekly Collections
General Waste / Refuse	1,649L	1,760L	1
Mixed Dry Recycling	2,380L	1,760L	2

Figure 3.4. Summary of Residential Refuse Storage

3.16 As summarised in the above figure, the proposed general waste storage for the residential units would exceed the Council's minimum requirements, however, the proposed volumes of recycling storage would fall short of the latest CPG threshold. As such, an increased frequency in scheduled weekly recycling collections would be necessary to sufficiently remove this type of waste. Further details regarding collection frequencies is provided within Section 4 of this document, below.

- 3.17 the commercial (office) refuse store would contain 7 x 1,280L bins. It is understood that no specific bin dimensions are defined as a requirement in relation to the commercial / retail uses on-site, provided that adequate refuse collection frequencies are scheduled to appropriately dispose of all waste generated by these units.
- 3.18 Notwithstanding the above, in terms of the non-residential / commercial units, it is advised within CPG1 that approximately 1 cubic metre of storage space is provided for every 300-500 sqm of commercial space (including both recyclable and non-recyclable waste).

## **4 WASTE COLLECTIONS**

- 4.1 Waste collections would take place on-street from Drummond Street and Hampstead Road, as per the existing arrangements associated with the current use of the site. As illustrated by the Plan attached at **Appendix D**, bins stored within the retail / healthcare units at the site's southern boundary would be collected from Drummond Street, whilst the larger retail unit and residential units would have waste collected via Hampstead Road.

### ***Office & Retail***

- 4.2 As advised by LBC, it is proposed that a dropped kerb facility is provided to assist the safe transition of bins associated with the retail units from the collection point at Drummond Street to the refuse collection vehicle during scheduled collections. The dropped kerb would be provided on the section of carriageway managed by LBC marked by single yellow line restrictions, prior to the TfL managed section of Drummond Street at its junction with Hampstead Road. The dropped kerb would be positioned as such that access to the carriageway would not be obstructed by the on-street cycle parking stands on Drummond Street.
- 4.3 This proposal would represent an improvement to the current arrangement by facilitating an easier transfer of bins during collections and would help to prevent damage to bin wheels, thus reducing any potential spillages during collections. Furthermore, the required duration of waste removals from this location would subsequently be reduced, thus limiting any potential obstruction to the carriageway by refuse vehicles collecting refuse at this location.
- 4.4 The commercial refuse store associated with the office use would be level with the carriageway, and therefore does not require an additional dropped kerb provision.
- 4.5 The larger retail unit facing Hampstead Road would have waste collected at the loading bay adjacent to the site. All waste and recycling collections associated with the office and retail units would be co-ordinated and carried out by a private contracted waste removal company such as Veolia, for example.



- 4.6 The NHS health centre would be likely to require the use of a specialist waste removal company for occasions when clinical waste is disposed of. These collections would be arranged by the appropriate members of central management.
- 4.7 It is anticipated that these vehicles would currently collect in and around the local area so the collections for this site would not create any additional need for large vehicles to be operating in the area. The collections would avoid the peak periods on the highway network.

### ***Residential***

- 4.8 In terms of the residential refuse collections, bins would be transported from the communal bin store to the near kerbside on Hampstead Road for on-street collections to take place. These collections would be arranged by LBC as part of an existing scheduled waste collection route in the locality undertaken by Veolia.
- 4.9 As part of discussions held with LBC and Veolia, it was advised that this would represent the preferred collection arrangement associated with the residential units, as refuse vehicles would not be permitted to collect from William Road due to carriageway restrictions. It is recognised that the transfer of bins to the loading bay at Hampstead road exceeds the recommended 10m distance defined in the Council's guidance, however, with consideration of the site's constraints, Veolia has stated that this proposed arrangement would be acceptable and represents a more viable strategy than having refuse vehicles reverse into William Road.
- 4.10 Furthermore, RGP has taken into consideration Veolia's request that a dropped kerb is provided on Hampstead Road to facilitate the safe and convenient transfer of bins to the refuse vehicle during collections. It is therefore proposed that a dropped kerb is provided to the north of the loading bay on Hampstead Road, which would be unobstructed by the proposed short-stay cycle parking spaces. The dropped kerb would be located on the TLRN and as such, an application for a dropped kerb would be submitted to TfL in due course. LBC has informed RGP that this would be a favoured collection strategy and would be supported by the Council.

### ***Duration and Frequency of Collections***

- 4.11 Refuse collections would be carried out using a 9.2m x 2.5m refuse vehicle. This is anticipated to be the largest vehicle required to service the site and would be safely accommodated on each of Drummond Street to the south and Hampstead Road to the east.

- 4.12 Owing to the locations of the bin stores provided for each respective use of the site, collections would be conveniently handled on-street at the agreed locations and would typically require a duration of less than 5 minutes per collection to be completed. With regard to the office use, waste collections may infrequently require a longer duration on occasion with up to a maximum of 20 minutes to complete collections. There would be no need for temporary holding facilities for waste prior to collections. Continuous removal activity would occur during collections and as such, there would be minimal obstruction made to the adjacent footways or carriageways.
- 4.13 Furthermore, all collections would be scheduled outside of the convention peak highway hours (08:00–09:00 and 17:00–18:00 hours) in order to reduce any potential impact on the local highway network.
- 4.14 The residential refuse store would contain sufficient capacity to ensure that a single weekly collection of 'general waste' would be required. However, owing to constraints regarding the capacity of the proposed residential refuse store, the proposed recycling storage would fall short of the Council's defined minimum volume. It would therefore be necessary that 2 weekly recycling collections would be scheduled to prevent overspill of this type of waste within the refuse store.
- 4.15 It is understood that this arrangement would be agreeable with LBC and the waste contractor (i.e. Veolia). The provision of a second weekly collection would be chargeable and it is anticipated that the residential management would be responsible for ensuring the charge is met (either by way of management itself covering the cost, or by charging future tenants as part of a rent agreement, for example).
- 4.16 Until occupants of the commercial / retail units are determined, an exact frequency of waste collections associated with these units cannot be defined as the volume of waste would vary between commercial operations. Notwithstanding this, private collections would be scheduled as frequently as necessary to carry out all removals to prevent any overspill of waste or obstruction of bins on the footways at Drummond Street or Hampstead Road. It is not anticipated that the frequency of collections would significantly differ from those associated with the existing commercial and retail uses at the site.

## **5 MANAGEMENT MEASURES**

- 5.1 It is anticipated that the management of each respective commercial / retail use on-site would co-ordinate and schedule shared refuse collections by a private company such as Veolia. Co-ordinated waste collections of this nature assist in reducing the frequency of refuse vehicle trips generated by the site and subsequently limit the associated impact on the local highway network and neighbouring properties.
- 5.2 All refuse collections would be scheduled outside of the conventional highway peak hour periods (08:00-09:00 and 17:00-18:00 hours), in order to further reduce any impact of servicing on the local highway network.

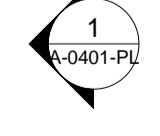
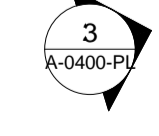
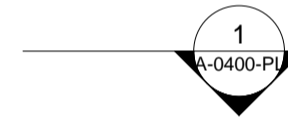
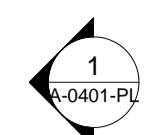
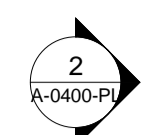
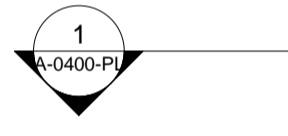
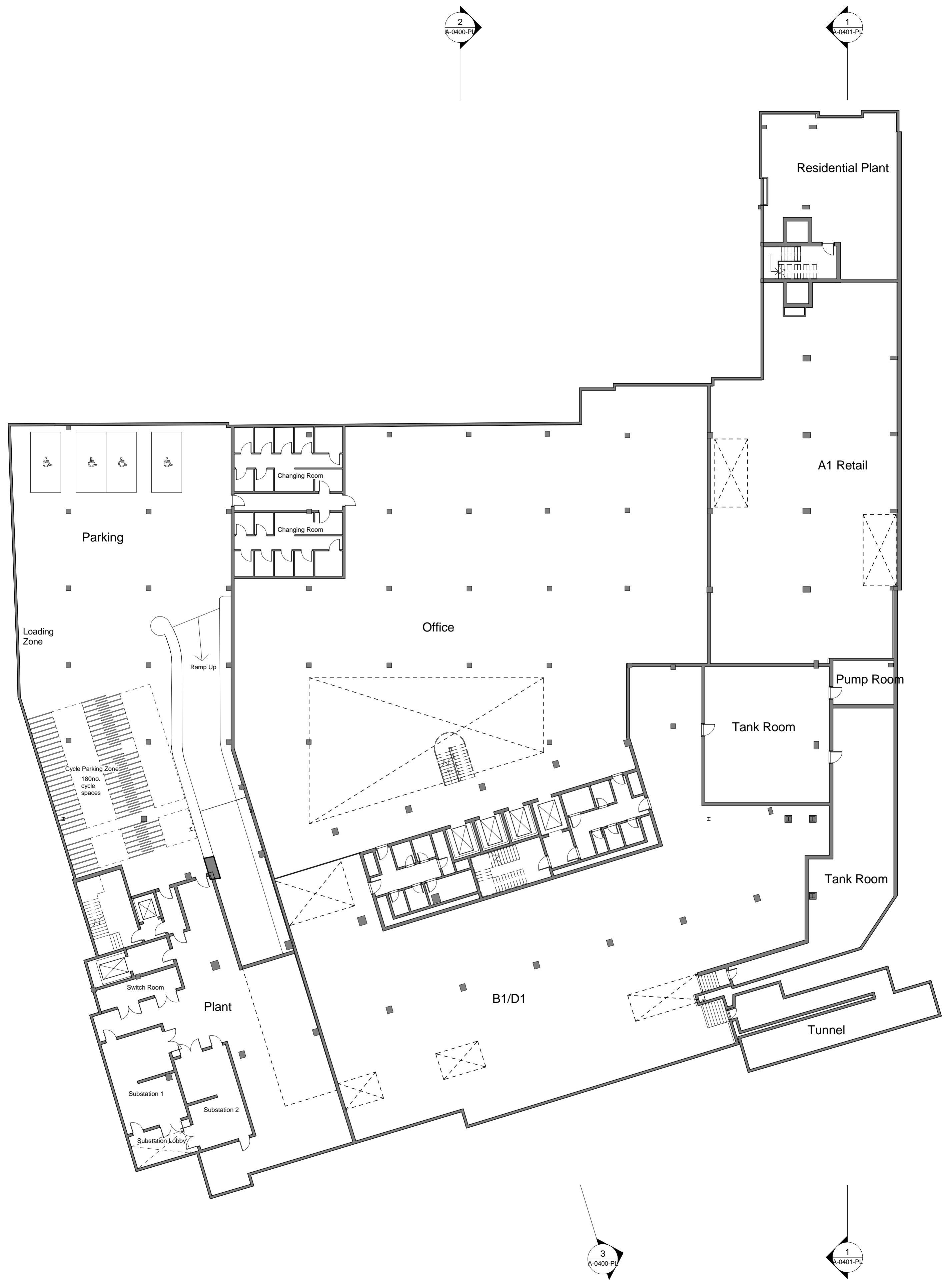
- 5.3 Management of each respective commercial / retail use on-site will be made aware of the Transport for London's Fleet Operator Recognition Scheme (FORS). In addition to the measures detailed above, to minimise the impact of deliveries management of the commercial units will be encouraged to utilise waste removal companies that are active members of FORS.
- 5.4 FORS is a voluntary scheme which aims to raise the standard of the fleet and freight industry by improving operators' performance with regards to safety, fuel efficiency, economical operation and vehicle emissions. Major waste removal companies, such as Veolia, have a FORS rating of Gold currently, confirmation of which can be found at [www.fors-online.org.uk](http://www.fors-online.org.uk).
- 5.5 To assist in minimising the duration of refuse collections from the office use, management of the office would ensure that a member of staff is available prior to collections to operate the access gate and prepare bins ready for waste removals from Drummond Street.
- 5.6 The office management would request the services of a cleaning company in the unlikely occurrence that large spillages occur within the refuse store or should any issue be identified regarding the condition of bins on-site.
- 5.7 Additionally, general management of the office use will be instructed to inform employees of the refuse / recycling processes to ensure that they are fully aware of the requirements. This approach will be maintained via up-to-date information placed on the staff notice board.
- 5.8 All refuse collections associated with each use would be appropriately monitored / recorded to maximise efficiency of waste removals from the site. It is anticipated that any on-site uses with shared refuse collection arrangements would operate a co-ordinated schedule and would therefore maintain a record or checklist of all scheduled collections. Over the course of the tenancy, the site occupants would inform the Council of any significant alterations made to the refuse collection schedule (i.e. any required increase in frequency of collections).

## **6 SUMMARY AND CONCLUSIONS**

- 6.1 This Waste Management Plan sets out a number of clearly defined procedures relating to the waste storage and removal requirements associated with the proposed redevelopment at Stephenson House, Hampstead Road, London.
- 6.2 This report demonstrates the following:
- i) Refuse collections associated with the office, health centre and south-facing retail units would be carried out on-street from Drummond Street, whilst the east-facing retail unit and residential refuse collections would be undertaken from Hampstead Road using the marked loading bay, in accordance with current carriageway restrictions.

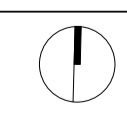
- ii) Dropped kerbs would be provided at waste collection points on Drummond Street and Hampstead Road to facilitate the safe and efficient transfer of bins onto the carriageway during scheduled collections.
- iii) Each on-site use would contain separate refuse stores which have been designed with consideration given to standards defined by CPG1 and would be secure with sufficient drainage points;
- iv) Refuse collections associated with the retail and office units would likely be co-ordinated and carried out by a privately contracted waste removal company, whilst the health centre would utilise a separate company, contracted by the NHS, which specialises in clinic waste removals. The residential refuse collections would be carried out by LBC as part of an existing refuse vehicle route in the locality of the site;
- v) Refuse collections would typically be carried out using a 9.2m x 2.5m refuse vehicle. This is anticipated to be the largest vehicle required to service the site and would be safely accommodated on Drummond Street to the south and Hampstead Road to the east;
- vi) All refuse collections on-site would have a typical duration of less than 5 minutes to complete, with exception of the office which would on occasion require up to a maximum of 20 minutes to undertake. Continuous waste removal activity would be ensured during collections to prevent obstruction to the footways and carriageways. There would be no requirement for temporary waste holding areas to be provided prior to collections; and
- vii) A range of waste management measures have been defined within this document and should be applied by the site occupants following the redevelopment of Stephenson House. Management of each on-site use would be responsible for adopting such measures and ensuring refuse collections are appropriately scheduled and monitored.

## APPENDIX A



NOTES FOR ALL DRAWINGS:  
 This drawing is to be read in conjunction with the contract documents, including but not limited to all other drawings, specifications and schedules. This drawing shows the design intent only. This is not a fabrication drawing. Do not scale from this drawing. All setting out dimensions shown are to be checked and verified by the contractor on site. All dimensions and levels are subject to a site survey. Any discrepancies found in this drawing are to be reported to the Architect immediately. Any modifications to these drawings necessary to meet the performance criteria of the specification shall be agreed in writing with the Architect and issued for approval. Please refer to structural engineer's drawings, specifications and schedules for all structural design, sizes and performance criteria. © Marks Barfield Architects 2017

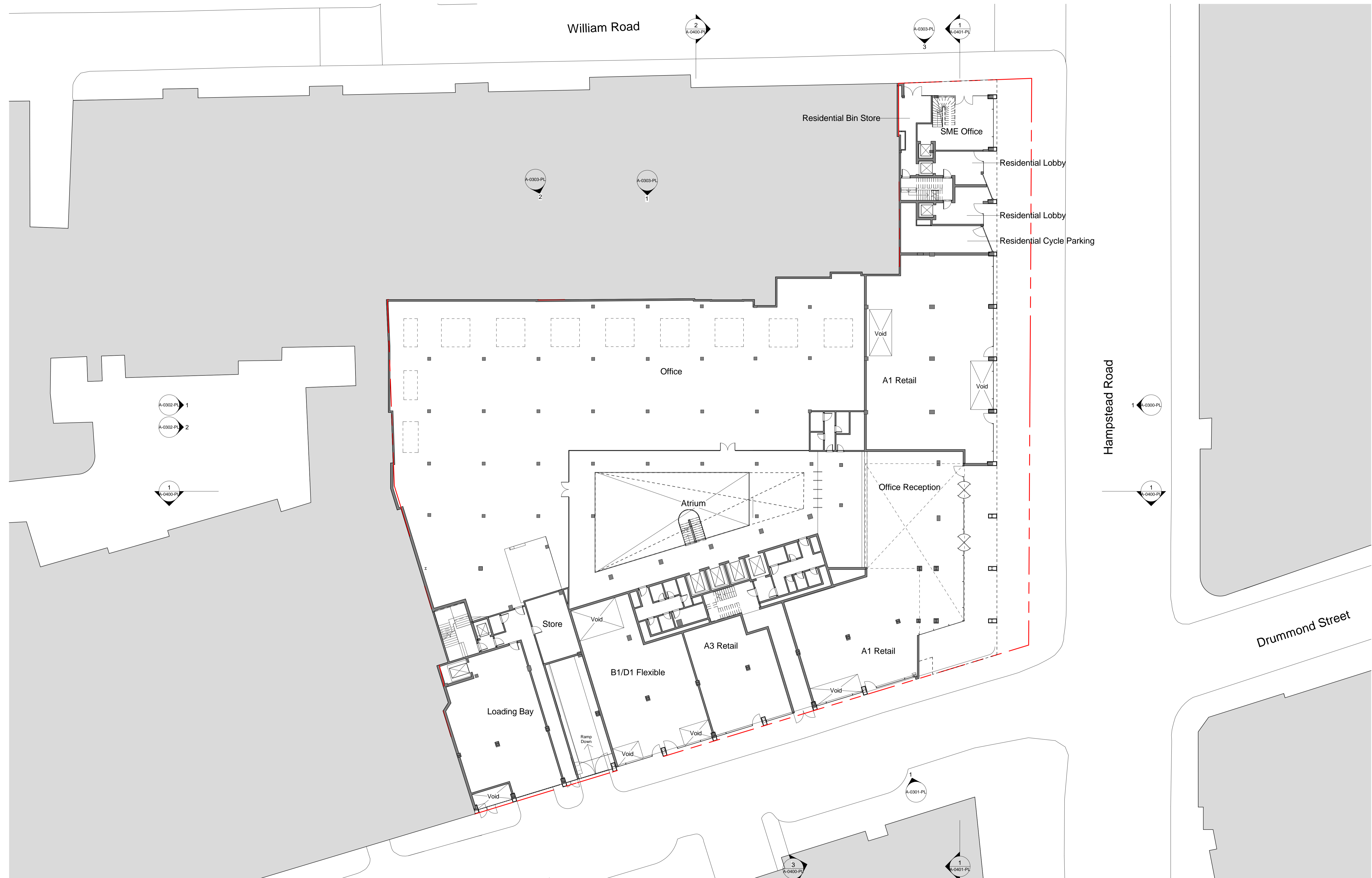
Rev	Date	by	Description	Key



Client  
**Lazari Investments Limited**  
 Greater London House  
 Hampstead Road  
 London NW1 7QX  
 United Kingdom  
 Tel +44 20 7388 5444  
 Fax +44 20 7388 6557

Architect  
**marks barfield architects**  
 50 Bromells Road  
 London SW4 0BG  
 United Kingdom  
 Tel +44 20 7501 0180  
 Fax +44 20 7498 7103

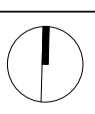
Client Stephenson House				
Drawing Title Proposed Lower Ground Floor General Arrangement Plan				
Job no <b>601</b>	Scale (@ A1) <b>1 : 200</b>	Drawing No <b>A-0201-PL</b>	Revision	Status <b>Planning</b>
Date <b>02/06/17</b>	Checked <b>YB</b>			



NOTES FOR ALL DRAWINGS:  
 This drawing is to be read in conjunction with the contract documents, including but not limited to all other drawings, specifications and schedules. This drawing shows the design intent only. This is not a fabrication drawing. Do not scale from this drawing. All setting out dimensions shown are to be checked and verified by the contractor on site. All dimensions and levels are subject to a site survey. Any discrepancies found in this drawing are to be reported to the Architect immediately. Any modifications to these drawings necessary to meet the performance criteria of the specification shall be agreed in writing with the Architect and issued for approval. Please refer to structural engineer's drawings, specifications and schedules for all structural design, sizes and performance criteria. © Marks Barfield Architects 2017

Rev	Date	by	Description

Key  
 - - - Boundary of the Development Site



Client  
**Lazari Investments Limited**  
 Greater London House  
 Hampstead Road  
 London NW1 7QX  
 United Kingdom  
 Tel +44 20 7388 5444  
 Fax +44 20 7388 6557

Architect  
**marks barfield architects**  
 50 Bromells Road  
 London SW4 0BG  
 United Kingdom  
 Tel +44 20 7501 0180  
 Fax +44 20 7498 7103

Stephenson House				
Drawing Title Proposed Ground Floor General Arrangement Plan				
Job no <b>601</b>	Scale (@ A1) <b>1 : 200</b>	Drawing No <b>A-0202-PL</b>	Revision	Status <b>Planning</b>
Date <b>02/06/17</b>	Checked <b>YB</b>			



## **APPENDIX B**



Application ref: 2017/3518/P  
Contact: Jonathan McClue  
Tel: 020 7974 4908  
Date: 8 March 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[camden.gov.uk](http://camden.gov.uk)

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk](http://www.camden.gov.uk)

Gerald Eve  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Stephenson House**  
**75 Hampstead Road**  
**London NW1 2PL**

Proposal:

Extensive internal and external refurbishment of Stephenson House to provide a ground plus 7 storey building containing 16,709sqm (GIA) of office (B1) floorspace, 904sqm (GIA) of flexible office/healthcare (B1/D1) floorspace, 857sqm (GIA) of retail (A1) floorspace, 118sqm (GIA) of cafe (A3) floorspace and 17 residential (C3) units (total 2,296.8sqm GIA), comprising 11 market units (1x1 bed, 6x2 bed, 4x3 bed) and 6 affordable units (3 x2 bed and 3x3 bed). The works include the removal of existing colonnade to Hampstead Road elevation, creation of double height entrance on Hampstead Road, multiple storey extensions and infills to the building, creation of three terraces to the rear, three integral pocket gardens to the Hampstead Road elevation and balconies facing Hampstead Road to all residential units. Addition of PV panels to the roof, 249 commercial cycle parking spaces, 33 residential cycle parking spaces, 4 disabled car parking spaces and associated landscaping and works.

Drawing Nos: Existing Drawings: A-0001-PL; A-(0101-0110)-PL; A-(0130-0136)-PL and A-(0140-0141)-PL.

Proposed Drawings: A-0002-PL; A-0201-PL Rev B; A-0202-PL Rev A; A-0203-PL; A-(0204-0209)-PL Rev A; A-(2010-0211)-PL; A-(0300-0306)PL; A-(0400-0401)-PL; SK-143 and SK-144.

Supporting Documents: Drainage Statement Report Rev P01 dated June 2017; Design

and Access Statement dated 01/10/2017 (Rev A); A Financial Viability Assessment in support of the Planning Application dated June 2017; Energy Statement Rev P02 dated June 2017; Internal Daylight Report dated July 2017; Desk Study Report dated July 2017; Residential Energy Strategy Notes; Affordable Housing Statement dated July 2017; Sustainability Statement (ref: 2017.041) dated June 2017; Delivery and Servicing Management Plan (ref: JDF/JLLS/16/3476/TN01) dated June 2017; Travel Plan (ref: WTT/JLLS/3473/TP01) dated June 2017; Transport Statement (ref: WTT/JLLS/16/3473/TS01) dated June 2017; Landscape Design - Design and Access Statement dated June 2017; Air Quality Assessment dated June 2017; Planning Statement (ref: LJW/CKE/VHA/J10346) dated June 2017; Biodiversity Report dated June 2017; Noise Impact Assessment (ref: R6723-1 Rev 1) dated 19/05/2017; Statement of Community Involvement dated June 2017; Planning Stage Construction Methodology Rev 1 dated June 2017; Surface Water Drainage (SuDS) Strategy (ref: QFRA 649) dated 10/03/2017; Daylight and Sunlight Report dated June 2017; Thermal Comfort Analysis (ref: Z8810A) dated 08/09/17; L1A 2013 - Regulations Compliance Report; Surface Water Disposal Strategy dated September 2017 and Addendum Note for the Financial Viability Assessment dated 16/08/2017.

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 this permission.

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

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

Existing Drawings: A-0001-PL; A-(0101-0110)-PL; A-(0130-0136)-PL and A-(0140-0141)-PL.

Proposed Drawings: A-0002-PL; A-0201-PL Rev B; A-0202-PL Rev A; A-0203-PL; A-(0204-0209)-PL Rev A; A-(2010-0211)-PL; A-(0300-0306)PL; A-(0400-0401)-PL; SK-143 and SK-144.

Supporting Documents: Drainage Statement Report Rev P01 dated June 2017; Design and Access Statement dated 01/10/2017 (Rev A); A Financial Viability Assessment in support of the Planning Application dated June 2017; Energy Statement Rev P02 dated June 2017; Internal Daylight Report dated July 2017; Desk Study Report dated July 2017; Residential Energy Strategy Notes; Affordable Housing Statement dated July 2017; Sustainability Statement (ref: 2017.041) dated June 2017; Delivery and Servicing Management Plan (ref: JDF/JLLS/16/3476/TN01) dated June 2017; Travel Plan (ref: WTT/JLLS/3473/TP01) dated June 2017; Transport Statement (ref: WTT/JLLS/16/3473/TS01) dated June 2017; Landscape Design - Design and Access Statement dated June 2017; Air Quality Assessment dated June 2017; Planning Statement (ref: LJW/CKE/VHA/J10346) dated June 2017; Biodiversity

Report dated June 2017; Noise Impact Assessment (ref: R6723-1 Rev 1) dated 19/05/2017; Statement of Community Involvement dated June 2017; Planning Stage Construction Methodology Rev 1 dated June 2017; Surface Water Drainage (SuDS) Strategy (ref: QFRA 649) dated 10/03/2017; Daylight and Sunlight Report dated June 2017; Thermal Comfort Analysis (ref: Z8810A) dated 08/09/17; L1A 2013 - Regulations Compliance Report; Surface Water Disposal Strategy dated September 2017 and Addendum Note for the Financial Viability Assessment dated 16/08/2017.

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

- 3 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) Plan, elevation and section drawings, including fascia, cornice, entrances, pilasters and glazing panels of the ground floor facades/shopfronts at a scale of 1:10
  - c) 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, including a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing
  - d) Plan, elevation and section drawings of the balconies and balustrades
  - e) Details of all lighting to the public realm including external lighting to the elevations, lighting of entrance areas, control of access points and CCTV
  - f) Plan, elevation and section drawings of the glazed feature lantern

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 Camden Local Plan 2017.

- 4 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, 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the occupation of the development, full details of screening, balustrade treatment and other measures to reduce instances of overlooking and loss of privacy to neighbouring occupiers from the commercial and residential terraces and balconies within the development and details of the glazing (angles and opaque treatment) of the residential windows on the William Road elevation, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

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

- 6 Prior to the occupation of the development, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The details should include planting proposal plant that offers biodiversity benefits to incorporate native species and be in keeping with local habitats. 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 and D1 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development/prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the commencement of any works on site, details demonstrating how trees to be retained 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 on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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

Camden Local Plan 2017.

- 9 The retail/restaurant (A1/A3) uses hereby permitted shall not be carried out outside the following times: 07:00hrs to 23:30hrs Monday to Thursday and 07:00hrs to 00:00hrs Friday and Saturday and 08:00hrs to 23:00hrs on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC1 of the Camden Local Plan 2017.

- 10 The approved office amenity spaces to the front and rear of the building on the first, third, fourth, sixth and seventh floors, as shown on drawing numbers A-0203-PL; A-(0205-6)-PL and A-(0208-11)-PL, shall be used by the office (B1a) uses of the building only and shall not be used outside the hours of 08:00 and 21:00 Monday-Friday.

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

- 11 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.

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

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

- 13 Prior to occupation of the hereby approved development, details of the location, design and method of waste storage and removal including recycled materials, for all uses on-site, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

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

- 14 Prior to the occupation of the development, details of secure and covered cycle

storage area for 283 cycles shall be submitted to and approved by the local planning authority. The approved facilities 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.

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

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

- 16 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2) with at least 10% (including the social rent 2 bed 4 person unit on the fifth floor (as shown on drawing no. A-0207-PL Rev A)) designed and constructed in accordance with Building Regulations Part M4 (3) adaptable.

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.

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

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

- 18 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

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

NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CC1, CC2 and CC4 of the Camden Local Plan 2017.

20 At least 28 days before development commences:

(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority. The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy A1 of the Camden Local Plan 2017.

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

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

22 Prior to the occupation of the development, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from noise sensitive premises. Details shall demonstrate that the sound insulation value  $D_{nT,w}$  and  $L'_{nT,w}$  is enhanced by at least 5dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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

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

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

- 24 During any internal or external demolition of buildings or any site clearance, a precautionary measure is required that all contractors are aware of potential roosting bats and that external features such as roof tiles and other features which may support bats (i.e. areas with cracks or holes providing access routes for bats) should be removed by hand. There is a required formalisation of a protocol as to the steps to be taken in the event that a bat or bats is/are found during the demolition works. Should bats or their roosts be identified then works must cease and the applicant will be required to apply for, and obtain, a European Protected Species Licence and submit proof of this to the authority before work recommences. Additionally they will be required to submit a method statement detailing features to be retained and added to site to maintain and replace roost and foraging features on the site.

Reason: In order to ensure the development safeguards protected and priority species in accordance with policy A3 of the Camden Local Plan 2017.

- 25 The demolition of buildings or any site clearance should be undertaken outside the breeding bird season (i.e. it should be undertaken in the period September to January inclusive). Should it prove necessary to undertake demolition or clearance works during the bird nesting season, then a pre-works check for nesting birds should be undertaken by a qualified ecologist. If any active nests are found, works should cease and an appropriate buffer zone should be established (the qualified ecologist would advise). This buffer zone should be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.

Reason: In order to ensure the development safeguards protected and priority species in accordance with policy A3 of the Camden Local Plan 2017.

- 26 Prior to the occupation of the development, a detailed submission of any additional biodiversity enhancement features such as bat bricks or boxes, bird boxes or bug boxes is required to be submitted and approved by the local planning authority. This is to include designs and location details of these biodiversity enhancement features.



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

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

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

- 28 Prior to solar panels and system being implemented, detailed plans showing the location and extent of photovoltaic cells and solar thermal system to be installed on the building shall be submitted to and approved by the local planning authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan.

- 29 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

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

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

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

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

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

- 32 Sustainable urban drainage:

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

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

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

- 33 The servicing strategy of the approved development shall be undertaken in accordance with the details within the Delivery and Servicing Management Plan (ref: JDF/JLLS/16/3476/TN01) dated June 2017. Servicing for the commercial uses will be conducted from Drummond Street, making use of off-street servicing bays, with the basement being utilised for smaller deliveries. Residential deliveries will be undertaken from the existing loading bay on Hampstead Road, with an overflow area on William Street.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that this proposal will be liable for the Mayor of London's

Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

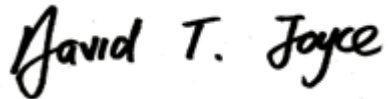
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 5 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.
- 6 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 7 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.
- 8 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. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning

## APPENDIX C

**From:** McClue, Jonathan [mailto: ]  
**Sent:** 23 December 2018 23:12  
**To:** Caroline Keane  
**Subject:** RE: 246622 Stephenson House, 75 Hampstead Road, London NW1 2PL

Thanks.

Regarding the other apps:

Tree condition – following your email TfL have removed their objection. I've forwarded the application to be partially discharged (for demolition).

Waste condition – apologies this has gone round the houses, but I now finally have comments:

Our Waste Officer has spoken to Veolia and they are willing to approve the condition based on the below:

- 1- The Developer is implementing the minimum storage for waste rather than meeting the requirements set out under new policy guidance. The bin store must accommodate the sizes of bins '660L' or '1100L' that are part of the residential service offer. A twice weekly collection may be required and the second collection would be chargeable.
- 2- There needs to be a drop kerb facility on the corner or within 10M pulling on Hampstead Road because the RCV will not access William Street.
- 3- The current proposal for use of a temporary loading bay on the opposite side of Drummond street is not feasible. The loading bay would be required on the same side of the street as bins are presented.
- 4- The height of a RCV is 13.5 ft., and there is an accessibility conflict with the other use for residential parking. The commercial operation will not be able to access the underground commercial bin store and concierge resource will be required to present bins at street level for the agreed times/windows for collections.
- 5- That a drop kerb is installed for each of the commercial presentation points unless there is an agreed increased frequency for sack only collection WMP internal transfer arrangement into the commercial bins store set out.
- 6- Please ensure that the address based data is updated at least 6 weeks in advance of service commencement. The collection day will then be presented online <https://environmentservices.camden.gov.uk/property?>

Waste Officer comments- This arrangement will cause temporary congestion on Drummond street. The WMP should set out the frequency and volume of collections for the commercial arrangement to limit this.

Point 2 (above) is confirmed. This needs to be on the Hampstead Road within 10M pulling distance of the bin room ideally. The vehicle will not reverse or drive into the side road.

Can you please come back to me on the above and confirm/amend/response where necessary?

Kind regards

Jonathan McClue  
Principal Planner

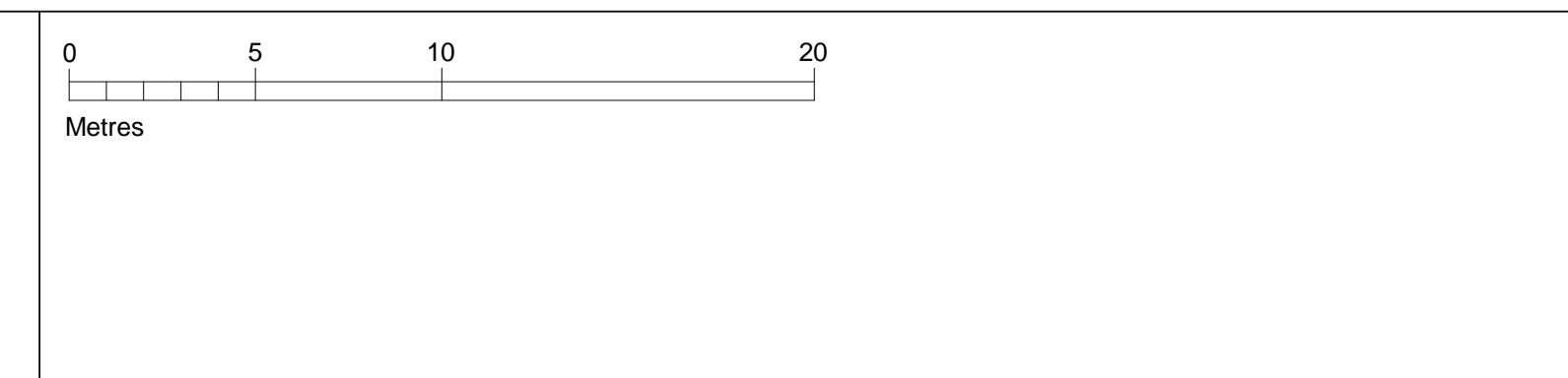
## APPENDIX D



NOTES FOR ALL DRAWINGS:  
 This drawing is to be read in conjunction with the contract documents, including but not limited to all other drawings, specifications and schedules. This drawing shows the design intent only. This is not a fabrication drawing. Do not scale from this drawing. All setting out dimensions shown are to be checked and verified by the contractor on site. All dimensions and levels are subject to a site survey. Any discrepancies found in this drawing are to be reported to the Architect immediately. Any modifications to these drawings necessary to meet the performance criteria of the specification shall be agreed in writing with the Architect and issued for approval. Please refer to structural engineer's drawings, specifications and schedules for all structural design, sizes and performance criteria © Marks Barfield Architects 2017

Rev	Date	by	Description
A	02/11/2018	RL	Kerbside collection points added to drawing
B	14/01/2019	RL	Kerbside collection points revised

Key	
	Boundary of the Development Site
	BIN STORE
	ACCESS FOR COLLECTION
	KERBSIDE COLLECTION POINT



Client  
**Lazari Investments Limited**  
 Greater London House  
 Hampstead Road  
 London NW1 7QX  
 United Kingdom  
 Tel +44 20 7388 5444  
 Fax +44 20 7388 6557

Architect  
**marks barfield architects**  
 50 Bromells Road  
 London SW4 0BG  
 United Kingdom  
 Tel +44 20 7501 0180  
 Fax +44 20 7498 7103

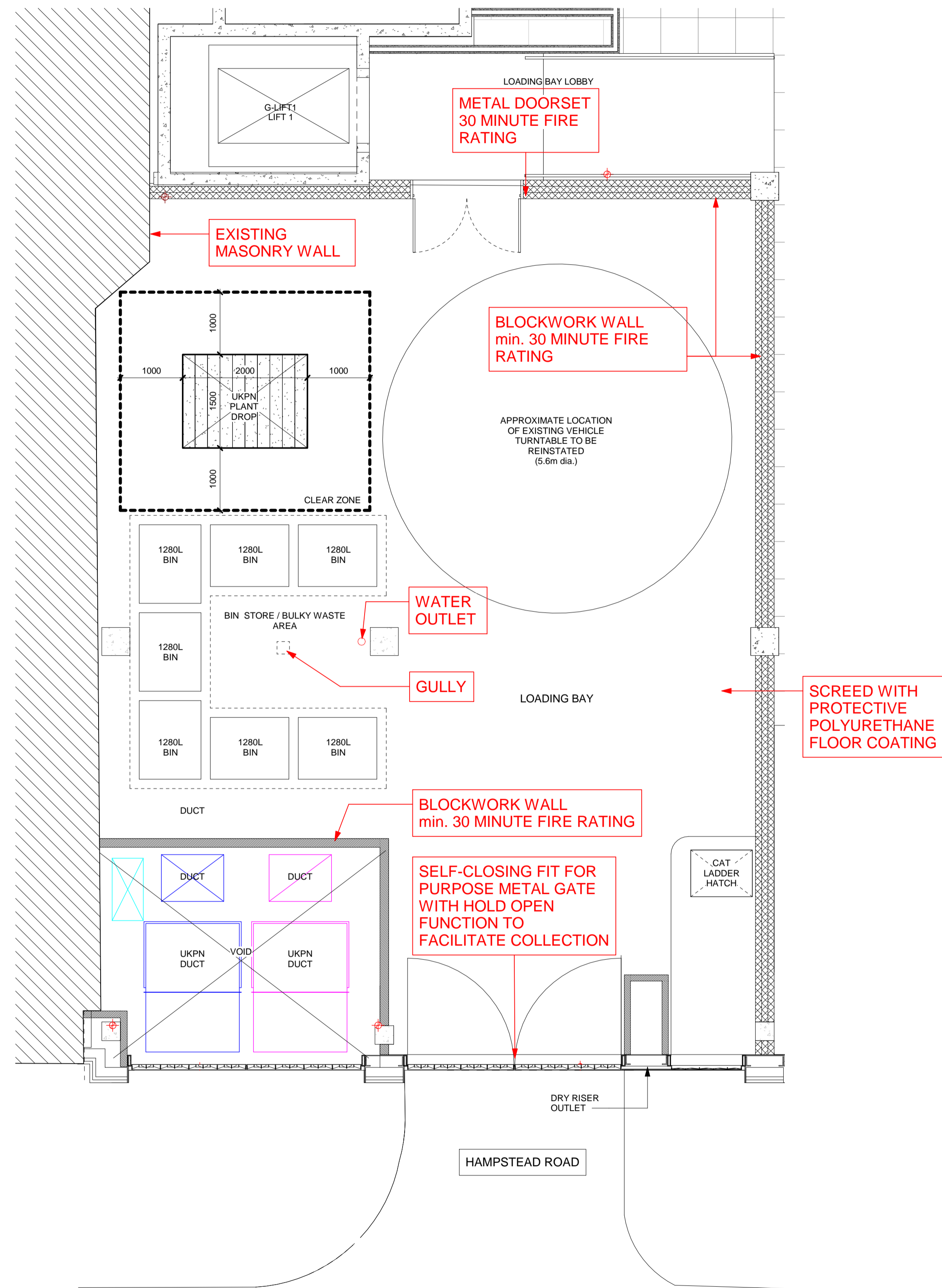
Stephenson House				
Drawing Title <b>BIN STORE LOCATION PLAN</b>				
Job no <b>601</b>	Scale (@ A1) <b>1 : 200</b>	Drawing No <b>SK-312</b>	Revision <b>B</b>	Status <b>Planning</b>
Date <b>27/09/18</b>	Checked <b>YB</b>			



## APPENDIX E

### COMMERCIAL BIN STORAGE / BULKY WASTE PROVISION

7 x 1280 litre Bin



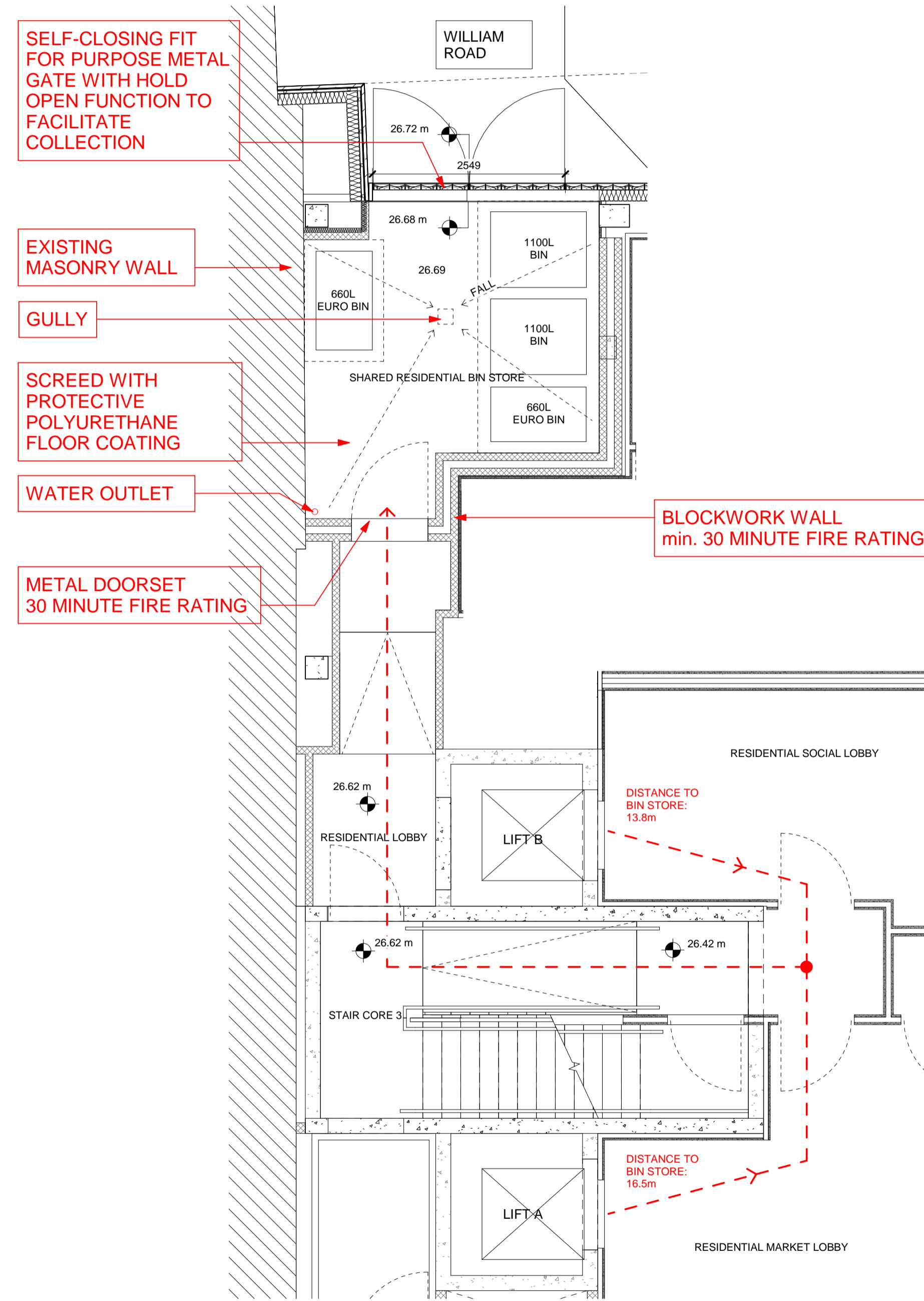
**1 Commercial Bin Storage / Bulky Waste**  
SCALE 1 : 50

### RESIDENTIAL BIN STORAGE PROVISION AS CAMDEN PLANNING GUIDANCE

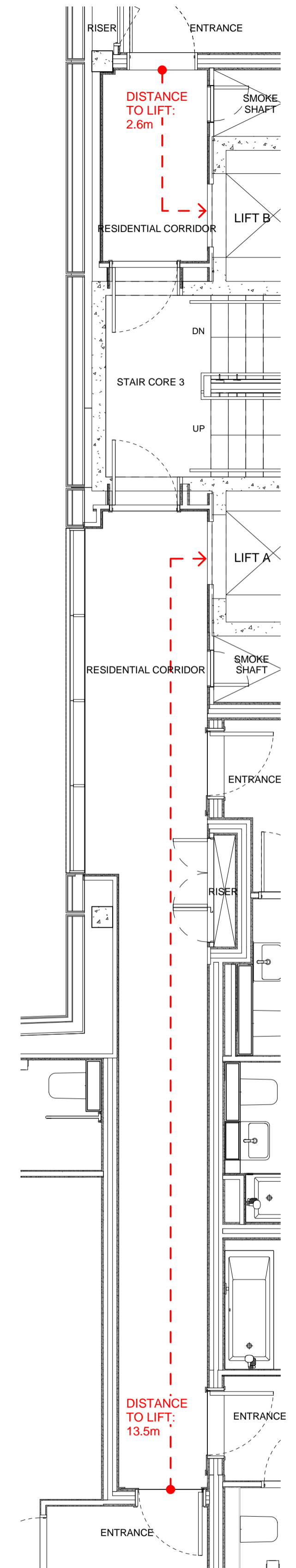
APARTMENT TYPE	QUANTITY	PROJECTED WEEKLY WASTE
1 BEDROOMS	1	100 litres
2 BEDROOMS	9	1530 litres
3 BEDROOMS	7	1680 litres
<b>TOTAL</b>	<b>17</b>	<b>3310 litres</b>

### PROPOSED BIN PROVISION

REFUSE BINS	RECYCLING BINS
1 x 1100 litre Bin	1 x 1100 litre Bin
1 x 660 litre Euro Bin	1 x 660 litre Euro Bin



**2 Residential Bin Storage**  
SCALE 1 : 50



**3 Level 5 Plan ( Worst case)**  
SCALE 1 : 50

NOTES FOR ALL DRAWINGS:  
This drawing is to be read in conjunction with the contract documents and all other consultants' drawings, specifications and schedules, including but not limited to the structural engineer's drawings, specifications and schedules for all structural design, sizes and performance criteria. This drawing shows the design intent only. This is not a fabrication drawing.  
Do not scale from this drawing. All dimensions, including setting out dimensions, and all levels shown are to be checked and verified by the contractor on site and are subject to a site survey. Any discrepancies found in this drawing, or between what is shown on the drawings and conditions found after opening up of the existing works, are to be reported to the Architect immediately, and in accordance with the provisions of the building contract. Any modifications or due to unforeseen conditions related to the existing structure or fabric, shall be agreed in writing with the Architect and issued for approval in accordance with the provisions of the building contract.  
Marks Barfield architects has prepared this drawing using information derived from a survey prepared by Lane & Frankham dated 28 March 2017, upon which it is entitled to rely. Marks Barfield Architects accepts no liability for the survey information nor does it warrant that information shown on the drawing related to the existing structure and fabric is either accurate or complete.  
© Marks Barfield Architects 2018

Rev	Date	by	Description	Key
A	14/01/19	RL	Bulky waste added to commercial bin storage, residential bin sizes revised	

Client	Architect
Lazari Properties 2 Limited	marks barfield architects
Greater London House Hampstead Road London NW1 7QX United Kingdom Tel +44 20 7388 5444 Fax +44 20 7388 6557	50 Bromells Road London SW4 0BG United Kingdom Tel +44 20 7501 0180

Client	Architect
Lazari Properties 2 Limited	marks barfield architects
Greater London House Hampstead Road London NW1 7QX United Kingdom Tel +44 20 7388 5444 Fax +44 20 7388 6557	50 Bromells Road London SW4 0BG United Kingdom Tel +44 20 7501 0180

Client	Architect
Lazari Properties 2 Limited	marks barfield architects
Greater London House Hampstead Road London NW1 7QX United Kingdom Tel +44 20 7388 5444 Fax +44 20 7388 6557	50 Bromells Road London SW4 0BG United Kingdom Tel +44 20 7501 0180

Client	Architect
Lazari Properties 2 Limited	marks barfield architects
Greater London House Hampstead Road London NW1 7QX United Kingdom Tel +44 20 7388 5444 Fax +44 20 7388 6557	50 Bromells Road London SW4 0BG United Kingdom Tel +44 20 7501 0180

Stephenson House, 75 Hampstead Road, London, NW1 2PL				
Drawing Title				
Commercial & Residential Bin Store				
Job no	Scale (@ A1)	Drawing No	Revision	Status
601	1 : 50	SK-313	A	Construction
Date	Checked			
04/09/18	YB			