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Application Ref: **2013/4678/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

16 May 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 4 Granted

Address:

**Abbey Co-op housing sites at Casterbridge Snowman Emminster & Hinstock and
Abbey Co-op Community Centre and Belsize Road car-park
Abbey Road
London
NW6 4DP**

Proposal:



Hybrid application for phased redevelopment of site, comprising detailed application for Phase 1 and outline application for layout and access only for Phases 2 and 3 (scale, appearance and landscaping are reserved matters). Full details provided for Phase 1 comprising: up to 141 residential units (including up to 66 affordable units) in a 14 storey tower and 6 storey block, with 522.5 sq m of retail floorspace (Class A1) and 398.9 sq m of flexible commercial floorspace (Classes A1-A5 and B1) at ground floor and associated space for parking, plant, servicing, ancillary storage and energy centre at basement level. Phase 1 includes open space and landscaping, alterations to existing highway layout and creation of new access routes, following demolition of the Belsize Road car park building. Phase 2 to comprise up to 2,500 sq m of community and health uses (Class D1) and up to 126sqm of office space (Class B1) in a two storey building following demolition of existing high level walkways. Phase 3 to comprise up to 85 residential flats in 6/7 storey blocks and 15 mews houses (including up to 48 affordable units), up to 120sqm of office space (Class B1) and up to 645sqm of flexible commercial floorspace (Classes A1-A5) and associated ancillary space for parking, plant and servicing in basement. Phases 2 and 3 include open space, landscaping, alterations to existing highway layout and new access routes. Phase 3 to follow demolition of the Abbey Community Centre and Hinstock and Emminster blocks including Belsize Priory Health and Medical centre, residential and commercial units and site-wide walkways.

Drawing Nos: Phase 2 and 3 Parameters

510_3_PL_001 Existing Survey Plan; 510_3_PL_002 Existing Elevations; 510_3_PL_003 Existing Highways Boundaries; 510_3_PL_004 Site Location Plan; 510_3_PL_005 Proposed Demolition Plan; 510_3_PL_006 Indicative Ground Floor Layout (Ph 2); 510_3_PL_007 Indicative Ground Floor Layout (Ph 3) rev B; 510_3_PL_008 Proposed Site Layout: Basement; 510_3_PL_009 Proposed Site Layout: Ground; 510_3_PL_010 Proposed Site Layout: Typical; 510_3_PL_011 Proposed Site Layout: Setbacks level; 510_3_PL_012 Proposed Landscape Plan; 510_3_PL_013 Tree Impact Plan; 510_3_PL_014 Proposed Phasing Plan; 510_3_PL_015 Proposed Parking Plan revB; 510_3_PL_016 Proposed Land Use Plan: Basement; 510_3_PL_017 Proposed Land Use Plan: Ground revB; 510_3_PL_018 Proposed Land Use Plan: Typical; 510_3_PL_019 Proposed Land Use Plan: Upper; 510_3_PL_020 Proposed Heights plan revB; PL-L16 (Proposed Highways Adoption Plan); PL-L02 (Tree removal/retention); Landscape Masterplan GA P582Y03. Phase 3 Accommodation schedule 5 Sept 2013; Phase 3 Basement Impact Assessment Stages 1 and 2 by Atkins 16 July 2013.

Supporting Documents:

Design and Access Statement Oct 2013 rev B; Housing Delivery plan Phase 1 July 2013 by CBRE; Planning Statement July 2013 by CBRE: Abbey road economic report 23 July 2013 by QUOD; Note of clarification on employment numbers by Quod; Phase 1 SUDs strategy by Atkins 16 July 2013; Sustainability Statement Rev 1v1 19th July 2013 by Hilson Mora; Tower View point analysis July 2013; Addendum Transport Assessment July 2013 by Atkins; Detailed Unexploded Ordnance risk assessment by 6 Alpha Associates P3263 10th April 2013; Extended Phase 1 Habitat Survey by WSP Dec 2011; Phase 1 Geo-Environmental Analysis by WSP Jan 2012; Wind Assessment by Atkins, 8th Oct 2013; Acoustic Assessment Report by RBS Acoustics (REPORT 5402/AAR dated 12 July 2013) Revision 0; Air Quality Assessment by Hilson Moran rev 1.1 22 July 2013; Written scheme for an archaeological monitoring exercise July 2013 by CgMs; Phase 1 Basement Impact Assessment Stages 1 and 2 by Atkins 1 July 2013; Phase 1 Basement Impact Assessment Stages 3 and 4 by Atkins 1 July 2013; BREEAM 2011 Pre-assessment by Hilson Moran

rev1.0 18 July 2013; Code for Sustainable Homes Pre-assessment by Hilson Moran rev1.0 18 July 2013; Daylight, sunlight and shadow report by Delva Patman Redler Job No 13245, July 2013; Tower Element of Phase 1 Electronic Interference by Tom Paxton June 2013; Energy Statement by Atkins 18 July 2013; Flood Risk assessment by WSP Jan 2012; Technical note comments on Flood Risk Assessment and BIA by Monika Sokai (Atkins) 03 July 2013; Landscape Design and Access statement July 2013; Phase 1 Accommodation schedule RevA 11 Sept 2013; Play Strategy Addendum Oct 2013 by Farrer Huxley.

Phase 1 drawings:

PL_001 Site Plan B, PL_099 Basement Floor B, PL_100 Ground Floor B, PL_101 1st & 2nd Floor B, PL_102 3rd & 4th Floor B, PL_103 5rd & 6th Floor B, PL_104 7th,8th,9th&10th Floor, PL_105 11th,12th,13th Floor & Roof, PL_200 Section A-A B, PL_201 Section B-B/C-C/D-D, PL_300 North Elevation B, PL_301 East/West Elevation, PL_302 South Elevation B, PL_303 Landmark North & East B, PL_304 Landmark South & West, PL_305 North Elevation B, PL_306 South Elevation, PL_401 Top Floor Terrace, PL_402 Projecting Balcony, PL_403 Inset Balcony, PL_404 Front Entrance Block C, PL_405 Fifth Floor Terrace, PL_406 Partially Inset Balconies South Elevation, PL_407 Inset Balconies- South Elevation, PL_408 Ground Level Carpark - Belsize Road, PL_409 Concierge, PL_410 Ventilation Void.

SUDS details: comprising ARP1-ATK-DR-S-0002 revP05, ARP1-ATK-XX-DR-C - 5001revP01, -5002revP01, -5003revP01; ARP1-ATK-B1-DR-C -5001revP01, -5002revP01, -5003revP01; Tree Survey Report by CBA Trees CBA7595v3 May 2013;

PL-L01A (Phase 1 tree removal/retention); PL-L12 (landscape zoning); PL-L13 (Tree impact); PL-L14 (Planter overlay); P582Y01 (Phase 1 Landscape GA); P586Y02 (Green roof plan).

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

Condition(s) and Reason(s):

- 1 This development must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 An application for approval of the reserved matters for phase two shall be submitted to the Council within three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3 An application for approval of the reserved matters for phase three shall be submitted to the Council within five years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- 4 ** Implementation of Phase 2 of the development shall commence no later than 18 months from the date of practical completion of all built structures within Phase 1.

REASON: To ensure that the development delivers sustainable and comprehensive benefits to achieve the housing, design, employment and regeneration aims of policies CS4, CS5, CS6, CS8, CS10, CS13, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 ** Implementation of Phase 3 of the development shall commence no later than 18 months from the date of practical completion of all built structures within Phase 2.

REASON: To ensure that the development delivers sustainable and comprehensive benefits to achieve the housing, design, employment and regeneration aims of policies CS4, CS5, CS6, CS8, CS10, CS13, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy.

- 6 Phase 1: Approved drawings

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

Phase 1 drawings:

PL_001 Site Plan B, PL_099 Basement Floor B, PL_100 Ground Floor B, PL_101 1st & 2nd Floor B, PL_102 3rd & 4th Floor B, PL_103 5rd & 6th Floor B, PL_104 7th, 8th, 9th & 10th Floor, PL_105 11th, 12th, 13th Floor & Roof, PL_200 Section A-A B, PL_201 Section B-B/C-C/D-D, PL_300 North Elevation B, PL_301 East/West Elevation, PL_302 South Elevation B, PL_303 Landmark North & East B, PL_304 Landmark South & West, PL_305 North Elevation B, PL_306 South Elevation, PL_401 Top Floor Terrace, PL_402 Projecting Balcony, PL_403 Inset Balcony, PL_404 Front Entrance Block C, PL_405 Fifth Floor Terrace, PL_406 Partially Inset Balconies South Elevation, PL_407 Inset Balconies - South Elevation, PL_408 Ground Level Carpark - Belsize Road, PL_409 Concierge, PL_410 Ventilation Void.

SUDS details: comprising ARP1-ATK-DR-S-0002 revP05, ARP1-ATK-XX-DR-C-5001 revP01, -5002 revP01, -5003 revP01; ARP1-ATK-B1-DR-C-5001 revP01, -5002 revP01, -5003 revP01; Tree Survey Report by CBA Trees CBA7595v3 May 2013;

PL-L01A (Phase 1 tree removal/retention); PL-L12 (landscape zoning); PL-L13 (Tree impact); PL-L14 (Planter overlay); P582Y01 (Phase 1 Landscape GA); P586Y02 (Green roof plan);

Supporting Documents:

Design and Access Statement Oct 2013 rev B; Housing Delivery plan Phase 1 July 2013 by CBRE; Planning Statement July 2013 by CBRE: Abbey road economic report 23 July 2013 by QUOD; Note of clarification on employment numbers by

Quod; Phase 1 SUDs strategy by Atkins 16 July 2013; Sustainability Statement Rev 1v1 19th July 2013 by Hilson Mora; Tower View point analysis July 2013; Addendum Transport Assessment July 2013 by Atkins; Detailed Unexploded Ordnance risk assessment by 6 Alpha Associates P3263 10th April 2013; Extended Phase 1 Habitat Survey by WSP Dec 2011; Phase 1 Geo-Environmental Analysis by WSP Jan 2012; Wind Assessment by Atkins, 8th Oct 2013; Acoustic Assessment Report by RBS Acoustics (REPORT 5402/AAR dated 12 July 2013) Revision 0; Air Quality Assessment by Hilson Moran rev 1.1 22 July 2013; Written scheme for an archaeological monitoring exercise July 2013 by CgMs; Phase 1 Basement Impact Assessment Stages 1 and 2 by Atkins 1 July 2013; Phase 1 Basement Impact Assessment Stages 3 and 4 by Atkins 1 July 2013; BREEAM 2011 Pre-assessment by Hilson Moran rev1.0 18 July 2013; Code for Sustainable Homes Pre-assessment by Hilson Moran rev1.0 18 July 2013; Daylight, sunlight and shadow report by Delva Patman Redler Job No 13245, July 2013; Tower Element of Phase 1 Electronic Interference by Tom Paxton June 2013; Energy Statement by Atkins 18 July 2013; Flood Risk assessment by WSP Jan 2012; Technical note comments on Flood Risk Assessment and BIA by Monika Sokai (Atkins) 03 July 2013; Landscape Design and Access statement July 2013; Phase 1 Accommodation schedule RevA 11 Sept 2013; Play Strategy Addendum Oct 2013 by Farrer Huxley;

Reason:

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

7 Phase1: Residential quality

All residential units in phase 1 shall be completed in accordance with the standards set out in sections 3 (From street to front door), 4 (Dwelling space standards) and 5 (Home as a place of retreat) of the Mayor of London's London Housing Design Guide (August 2010 edition).

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 CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

8 Phase 1 Lifetime homes

The lifetime homes features and facilities for residential units in phase 1, as indicated on the drawings and documents hereby approved, shall be provided in their entirety prior to the first occupation of any of the new residential units.

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 CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

9 Phase 1: Obscure glazing

Prior to first occupation of the 5th floor flat at the point where blocks E and F meet, the north facing window (Belsize road elevation) within the living room shall be fitted with obscure glazing to a height of 1.8m and fitted with a restricting devices which limits the opening to no more than 100mm. Such measures shall be permanently retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

10 Phase 1: Privacy screens

Prior to first residential occupation of phase 1 , privacy screens as follows shall be installed:

- a. to the height and design as shown on approved drawing PL407 (Inset balconies - south elevation) at 5th floor in the 7 no. locations shown on the approved drawings PL103 and plan PL306.
- b. to the height and design as shown in approved drawing PL407 within the balcony openings on the west elevation of the end flats on floors 1-4 of the development.

The screens shall be permanently retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

11 Phase 1: Refuse and recycling

Prior to first occupation of development in phase 1 the refuse and recycling storage areas shall be completed and made available for occupants in accordance with the details hereby approved. All such measures shall thereafter be retained and maintained.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

12 ** Phase 1: Carpark Management

Prior to the first occupation of development within phase 1 a Car Park Management Plan shall be submitted to and approved in writing by the Local

Planning Authority. The plan shall include details of how :

- a. general purpose spaces would be managed and
- b. how disabled and blue badge provision would be allocated and managed and
- c. provision of and access to electric charging points would be managed.

No parking shall take place within the basement of phase 1 other than in accordance with the management plan so approved.

Reason: To avoid obstruction of the surrounding streets and ensure the safety of pedestrians, cyclist and other road users, in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

13 Phase 1: Cycle parking

Prior to first occupation of development in phase 1 the following bicycle parking shall be provided :

- a. secure and covered parking for 170 resident's bicycles and
- b. outdoor visitor parking for 4 bicycles.

All such facilities shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

14 ** Phase 1: Play space

Prior to first occupation of residential units in phase 1 the following areas of play space shall be completed and made available for use by the public:

- a. New doorstep playable spaces (suitable for under 5 year olds) of no less than 300sqm within Belsize Open Space including landscaping for play, climbable objects and equipment, seating and any other appropriate features..
- b. Local play spaces (suitable for 5-12 year olds) of no less than 150sqm within the Belsize Open Space including new or enhanced provision of playable landscaping, climbable objects and equipment, seating and any other appropriate features.
- c. Youth play spaces (suitable for 12+ years) of no less than 100sqm within the Belsize Open Space including new or enhanced provision of climbable objects and active play elements, shelter and any other appropriate features.

Such play spaces to be implemented in accordance with detailed designs which have been prepared in consultation with local residents and community groups, and approved in writing by the local planning authority. All approved measures

shall be retained and maintained thereafter.

Reason: In order to ensure adequate play space and amenities are available for the future occupants of the dwellings on site in accordance with the requirements of policies CS6, CS15 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 of the London Borough of Camden Local Development Framework Development Policies.

15 ** Phase 1: Public realm improvements

Prior to the first occupation of development in phase 1, confirmation that public realm improvements within the phase 1 area have been completed to an adoptable standard shall be submitted in writing to the local planning authority. Such improvements to be carried out to a design agreed by the Council's Transport Design (Transport Strategy Service) and Highway Implementation (Engineering Service) teams.

Reason: To ensure that the pedestrian environment is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

16 ** Environmental Improvements

Prior to commencement of phase 1 of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures have been put in place to secure improvements to the pedestrian and cycling environment in the vicinity of the site shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall be completed prior to first occupation of phase 1.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

17 Phase 1: SUDs detail

Prior to commencement of development of phase 1, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, a detailed surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be based on the SUDs Strategy report dated 16 Jul 2013 hereby approved and shall include a restriction in run-off from phase 1 development to 15l/s and surface water storage on site to minimal volume of 140m³ as outlined in the SUDs Strategy.

The surface water drainage system shall be provided in accordance with the approved details prior to the first occupation of the development.

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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

18 Phase 1: Green roof details

Prior to commencement of development of phase 1 other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, typical details of the biodiverse, substrate-based extensive living roof shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by a biodiversity assessment of the site and should reflect the local conditions and species of interest.

The details shall include the following:

- A. detailed maintenance plan,
- B. details of its construction and the materials used,
- C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and
- D. full planting details including species showing planting of at least 16 plugs per m².

The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

19 Phase 1: Biodiversity details

Prior to commencement of development of phase 1 other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, details (including location, specification and design) of no fewer than 15 bird nesting boxes / bricks (to include both swift and house sparrow to north elevations) and 5 bat bricks (west, south or east elevations) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The boxes/bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained..

REASON: To ensure the development contributes towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan

2011 and Camden Core Strategy Policy CS15.

20 Phase 1: Acoustic amenity

Residential development in phase 1 shall not be constructed other than in compliance with the recommendations of the Acoustic Assessment Report hereby approved. In particular the construction shall be in accordance with the glazing system specifications, ventilation and construction assumptions and the rear outdoor acoustic barrier requirements of the Report in order to achieve the project noise criteria summarised in section 8.4 of the Report. Any deviation from the Report's specifications or assumptions shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant work.

All acoustic mitigation measures shall be in place prior to the first occupation of any residential units in phase 1 and shall be retained and maintained thereafter.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

21 ** Phase 1: Telecoms impact

Within 6 months of the commencement of the tower element hereby approved a communal terrestrial and satellite aerial shall be installed to serve all flats within Emminster in accordance with the mitigation measures set out Electronic Interference Report hereby approved.

Furthermore for a period of not less than 3 months following practical completion of the tower within Phase 1 of the development the applicant will monitor terrestrial reception within the area shown in Appendix 1 to the Electronic Interference Report hereby approved and will provide mitigation measures as recommended by that Report should interference to terrestrial reception be identified.

No later than 4 months after practical completion of the tower a report shall be submitted to and approved in writing by the local planning authority detailing the premises affected by Electronic Interference, the measures carried out to investigate the effects and the mitigation measures subsequently carried out.

Reason: To safeguard the amenities of neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

22 ** Phase 1: Employment floorspace

Prior to first occupation of either of the two secondary commercial units in phase 1, an Employment Strategy for how the two units would be finished, marketed, let and managed in order to contribute to diverse and sustainable employment opportunities for local people, shall be submitted to and approved in writing by the

local planning authority. Such strategy to be prepared in consultation with the Council's economic development team and local employment.

No residential units within the market tenure elements of phase one of the development shall be occupied until such time as a minimum of 325sqm GIA of business floorspace has been completed and made available to let in accordance with the employment strategy thus approved. For the avoidance of doubt business floorspace excludes retail and food and drink uses (classes A1 to A5).

Reason: To ensure that the development retains adequate provision of high quality and flexible employment floorspace, local retail and new homes in accordance with policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

23 Phase 1: Community safety

Prior to first occupation of Phase 1 development a Community safety report shall be submitted to and approved in writing by the local planning authority. The report shall set out how the development has incorporated the community safety and secure by design features as identified in sections 6.3 and 6.4 of the Design and Access Statement and associated documents hereby approved, including but not limited to details of including external lighting, CCTV locations and control systems, basement security measures, lighting to entrance areas, control of access points and other related controls and measures.

All such measures shall be provided in their entirety prior to the first occupation of the development units shall be thereafter retained and maintained.

REASON: To ensure that suitable measures are taken in respect of security of the site, in accordance with the requirements of policy CS17 of the London Borough of Camden Local Development Framework Core Strategy.

24 ** Phase 1: Employment initiative contribution

Prior to completion of development in phase 1, confirmation that the necessary measures to contribute to local employment initiatives shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure acceptably high quality amenities are available for the future occupants of the dwellings and local residents in accordance with the requirements of policies CS6, CS15 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 of the London Borough of Camden Local Development Framework Development Policies.

25 ** Phase 1: Servicing Management Plan

Prior to the first occupation of the supermarket in phase 1, a Servicing Management Plan (SMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the following:

- a. location and dimensions of the servicing bay in phase 1,
- b. frequency and duration of servicing and refuse collection visits and size and types of vehicle,
- c. method of co-ordinating servicing needs between occupiers within phase 1,
- d. hours of servicing and shared disabled access and
- e. the mechanisms that will be used to ensure loading and unloading takes place in accordance with the plan.

The bay shall be provided in full prior to first occupation of the phase. No servicing of any building shall take place on any part of the highway network or public realm other than in accordance with the servicing plan so approved.

Reason: To avoid obstruction of the surrounding streets and ensure the safety of pedestrians, cyclist and other road users, in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

26 Phase 1 Sample Panels

Details of materials, 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) Samples and manufacturer's details of new facing materials to residential units including windows/door frames and metal panelling, glazing, balconies, privacy screens and balustrades.
- b) Samples and manufacturer's details of new facing materials at ground floor including doorways (residential, commercial and ancillary bin/cycle store and basement), shopfront glazing, railings to lightwells, canopies, recon stonework and glazed brickwork.
- c) A sample panel no smaller than 1m x 1m of the facing brickwork demonstrating the proposed colours, textures, face-bonds and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.
- d) A sample panel no smaller than 1m x 1m of the hit and miss brickwork at basement level demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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

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 DP24 of the London Borough of Camden Local Development Framework Development Policies.

27 Outline: Construction Timetable

Applications for approval of Reserved Matters shall be accompanied by details of:

- (a) the construction timetable for those developments for which approval is sought;
- (b) how that construction timetable relates to the overall sequence of the development and its division into a number of phases.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

28 Outline: Compliance Report

Each application for reserved matters shall be accompanied by a Compliance Report which identifies which conditions are addressed by the application and which remain to be submitted at a future date.

Reason: In order that the local planning authority may give consideration to the details of the proposed development.

29 Outline: Matters Reserved

No work on phases two or three of the development [other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition (which for the purposes of this permission shall be limited to demolition of the high level walkways) shall commence until such time as details of the following reserved matters have been submitted to the Local Planning Authority for approval:

- a. Design and external appearance of the buildings within the relevant phase including details of the areas to be used for each land use and showing internal layouts (including individual room uses for residential accommodation),
- b. Hard and soft landscaping (including tree/plant species and sizes, all hard landscape materials and means of enclosure of all unbuilt, open areas) and
- c. Scale of the buildings.

REASON: In order that the local planning authority may give consideration to the details of the proposed development.

30 Outline Approved Drawings:

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

510_3_PL_001 Existing Survey Plan; 510_3_PL_002 Existing Elevations;
510_3_PL_003 Existing Highways Boundaries; 510_3_PL_004 Site Location Plan;
510_3_PL_005 Proposed Demolition Plan; 510_3_PL_006 Indicative Ground Floor Layout (Ph 2); 510_3_PL_007 Indicative Ground Floor Layout (Ph 3) rev B;
510_3_PL_008 Proposed Site Layout: Basement; 510_3_PL_009 Proposed Site Layout: Ground; 510_3_PL_010 Proposed Site Layout: Typical; 510_3_PL_011 Proposed Site Layout: Setbacks level; 510_3_PL_012 Proposed Landscape Plan;
510_3_PL_013 Tree Impact Plan; 510_3_PL_014 Proposed Phasing Plan;
510_3_PL_015 Proposed Parking Plan revB; 510_3_PL_016 Proposed Land Use Plan: Basement; 510_3_PL_017 Proposed Land Use Plan: Ground revB;
510_3_PL_018 Proposed Land Use Plan: Typical; 510_3_PL_019 Proposed Land Use Plan: Upper; 510_3_PL_020 Proposed Heights plan revB; PL-L16 (Proposed Highways Adoption Plan); PL-L02 (Tree removal/retention); Landscape Masterplan GA P582Y03. Phase 3 Accommodation schedule 5 Sept 2013; Phase 3 Basement Impact Assessment Stages 1 and 2 by Atkins 16 July 2013.

Reason:

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

31 Outline : Quantum of housing

Phase 3 of the development constructed and used pursuant to this permission shall provide when completed:

(a) no more than 52 residential units within a maximum of 5385sqm GEA (but not including basement carparking space) of market housing floorspace;

(b) a minimum of 4610sqm gross external area of affordable housing floorspace;

No more than 50% of market housing within the phase shall be occupied until such time as the full extent of the affordable housing within the phase has been practically completed and made available for occupation.

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

32 ** Outline: Housing reconciliation plan (I/II)

Applications for approval of Reserved Matters in respect of phase 3 of the development shall be accompanied by a Housing Reconciliation Plan.

Such plan to set out particulars of all residential accommodation, and to include details of the following, as relevant to that phase:

- a) number of units, size of dwellings and tenure mix,
- b) confirmation that the phase would deliver a minimum of ten 3-bed market units and a minimum of 50% market tenure units as 2-bed or larger and at least one 3-bed intermediate affordable unit, as measured on a unit basis,
- c) details to include confirmation of how the phase would ensure that a minimum of 7 of social rented units would be delivered as 3-bed family housing,
- d) the confirmed or anticipated ownership and management arrangements for each tenure of affordable housing units,
- e) demonstration of how at least 12 homes in phase 3 would accord with either Camden or Habinteg Wheelchair housing design guide including details of the tenure, number, unit size and mix of homes and their storey level,
- f) demonstration of how all units would meet relevant lifetime homes and relevant size and layout standards,
- g) details of the quantity, location and type of ancillary external residential amenity space to be provided,

(condition cont'd below)

33 ** Outline: Housing reconciliation plan (II/II)

- h) a daylight and sunlight assessment of the proposed units which demonstrates how the units would achieve the standards recommended in the Building Research Establishment's "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 2011",
- i) details, in the form of a viability assessment, of how the phase would provide at least the affordable housing floorspace secured by condition 31; such assessment to address the sequential approach to delivery on-site, off-site or as a contribution in lieu and
- j) Confirmation of how all residential units would meet the good practice and standards set out in chapter 2 of the Mayor of London's Housing SPG (November 2012) under the following headings:
 - a. Shared Circulation 3.2.1-8
 - b. Dwelling space standards 4.1.1-2 and
 - c. Dual Aspect 5.2.1.

No housing development within the phase to be implemented other than in accordance with the details approved in writing by the Local Planning Authority. Prior to first occupation of the relevant building the affordable housing wheelchair units as approved shall be provided, fitted out and retained in accordance with the

plans as approved.

Reason: To secure housing provision of high quality housing with a sustainable and accessible mix of unit sizes and tenures in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP3, DP4, DP5 and DP6 of the London Borough of Camden Local Development Framework Development Policies.

34 ** Outline: Deferred Affordable Housing Contribution

At practical completion of phase 3 or at the point of sale of no more than 60% of market tenure residential units, whichever is the sooner, confirmation that a deferred affordable housing contribution, as appropriate, has been secured for the purposes of providing affordable housing in the borough, shall be submitted to and approved in writing by the Local Planning Authority.

No housing within phase 3 to be occupied until such time as such confirmation has been approved.

Reason: To maximise the provision of affordable housing within the borough in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP3 of the London Borough of Camden Local Development Framework Development Policies.

35 Outline: Residential privacy

Prior to commencement of development of phase 3 of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, details shall be submitted to and approved in writing by the Local Planning Authority in respect of measures proposed to ensure that the privacy of neighbours, within and without the site, shall be preserved. Such details to include location, design and dimensions of screening opaque glazing high level windows and/or other measures as appropriate. The development shall not proceed other than in accordance with the measures thus approved. All such measures shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

36 Outline: External Noise and Vibration

Applications for approval of Reserved Matters in respect of residential development in phase 3 shall include a Noise and Vibration Assessment which shall demonstrate how the development will accord with the noise and vibration standards as set out in the Local Development Framework and CPG. The report shall provide the results of a detailed and comprehensive assessment of the noise

and vibration conditions within the site. It shall demonstrate how the buildings will be designed to reduce and mitigate external and internal noise experienced by occupiers and how the environmental systems for residential units would be designed to provide adequate ventilation and cooling while taking account of any noise reduction measures such as fixed-shut windows which are required in order to meet the necessary standards.

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

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

37 Outline: Refuse and recycling (Phases 2 and 3)

Prior to commencement of development of phases 2 and 3, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, details of the arrangements for storage and collection of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority in respect of all residential units within the phase.

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

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

38 ** Outline: Phase 3 play space

Prior to first occupation of residential units in phase 3 the following areas of play space shall be completed and made available for use by the public:

a. New doorstep playable spaces (suitable for under 5 year olds) of no less than 150sqm within phase 3 while ensuring that the total provision of doorstep space within the whole development is no less than 500sqm. The play space shall include landscaping for play, climbable objects and equipment, seating and any other features incorporating items such as sand and water and

b. Local play spaces (suitable for 5-12 year olds) of no less than 100sqm within phase 3 including provision of playable landscaping, climbable objects and

equipment, seating and any other appropriate features.

Such play spaces to be implemented in accordance with detailed designs which have been prepared in consultation with local residents and community groups, and approved in writing by the local planning authority. All approved measures shall be retained thereafter.

Reason: In order to ensure adequate play space and amenities are available for the future occupants of the dwellings on site in accordance with the requirements of policies CS6, CS15 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 of the London Borough of Camden Local Development Framework Development Policies.

39 ** Outline: Open space strategy

Prior to commencement of development in phase two, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, details of improvements to the Belsize Open Space, prepared in consultation with local residents and community groups, shall be submitted to and approved in writing by the Local Planning Authority.

The details shall set out measures as to how the open space shall be enhanced and improved for use as a public open space and shall include details of planting, landscaping, means of improving accessibility and facilitating year round outdoor activities, seating, maintenance, and other design features as appropriate. The details shall include a statement on community involvement in the design and management of the space.

All approved measures shall be retained thereafter.

Reason: In order to ensure acceptably high quality amenities are available for the future occupants of the dwellings and local residents in accordance with the requirements of policies CS6, CS15 and CS19 of the London Borough of Camden Local Development Framework Core Strategy and policy DP31 of the London Borough of Camden Local Development Framework Development Policies.

40 Outline: Protection of trees

Prior to commencement of development of phases 2 and 3, details of the following Arboricultural measures shall be submitted to and approved in writing by the Local Planning Authority :

- (a) all existing trees (with a stem diameter of 75mm or greater) on site and all existing trees within 10 metres of the perimeter of that part of the Development indicating;
 - i. the location, species, stem diameter at 1.5 metres above ground level, height and accurate crown spread;
 - ii. those to be retained;
 - iii. where nearby excavations are proposed, the level at the base of each tree to be retained;

- iv. trees to be removed in conjunction with that part of the proposed development and
- v. a plan and method statement conforming to BS:5837 (2005) for the protection of all trees to be retained,

(b) details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items will affect trees on or adjoining that part of the site and

(c) treatment of trees to be retained and new tree or other planting including indigenous species or those of wildlife, flowering or foliage value; earthworks, ground finishes, top soiling with both conserved and imported top soils, levels, drainage including falls and drain types.

The works in connection with the relevant phase shall not be carried out other than in strict accordance with the tree protection measures and tree works that have been approved and the protection measures shall remain in position until the building works of the relevant phase are complete and all related machinery moved off site.

Reason: In order to conserve and enhance the biodiversity of the site in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the Local Development Framework Development Policies.

41 Outline: Tree removal

Prior to commencement of development in phases two or three a detailed tree removal statement shall be submitted to and approved by the local planning authority. Such statement to set out the justification and mitigation measures for the removal of each of the following trees :

8 to 19 inclusive, 19a, 20 to 37 inclusive, 49 and Group 1 as shown on the tree removal plan PL_L02.

Such justification to be supported by

- i. arboricultural evidence of existing root protection areas,
- ii. plans setting out the existing and proposed site levels for the relevant areas of public realm and
- iii. the position of proposed buildings

and the statement shall identify the impact of the retention of individual trees on:

- a. the layout and footprint of proposed buildings,
- b. the likely pedestrian movements and activities within the public realm and
- c. the design and delivery of the proposed landscaping and public realm.

Notwithstanding the details shown on any of the drawings or documents hereby approved nothing in this permission grants consent for the removal of the trees identified in phases two and three above without the express approval in writing of the local planning authority.

Reason: In order to conserve and enhance the biodiversity of the site in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the Local Development Framework Development Policies.

42 ** Outline: Provision of Community centre

Prior to commencement of implementation of phase 3, not less than 740sqm GIA of contiguous floorspace (the 'Community Centre') which shall include not less than 125sqm GEA of contiguous floorspace (the 'Abbey Coop office') and not less than 90sqm GEA of external ancillary amenity space, shall be completed to the standard as set out in the Community Centre schedule of accommodation dated 7.2.12 and shall be made available for occupation and use as a high quality and readily accessible community facility available and retained for the benefit of and use by the local communities.

The Abbey Coop office shall be completed to a standard which is consistent with a schedule of schedule of accommodation which shall be submitted to and approved in writing by the local authority and shall be made available for occupation and retained for use as a high quality and readily accessible office (Class B1) for use by the Abbey Coop.

Reason: To ensure the satisfactory re-provision of existing community facilities and existing employment space in accordance with Policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13 and DP15 of the London Borough of Camden Local Development Framework Development Policies.

43 ** Outline: Provision of Health facilities

Prior to commencement of implementation of phase 3, not less than 1500sqm GIA of contiguous floorspace (the Health and Social Care facility) shall be completed to a standard which is consistent with a schedule of accommodation which shall be submitted to and approved in writing by the Local Planning Authority and shall be made available for occupation and retained in use as a high quality and readily accessible Health and Social Care facility provided for the public benefit. Such plan to include details of minimum schedule of room sizes and any specific location requirements, details of finishes and fittings.

Reason: To ensure the satisfactory re-provision of existing health facilities in accordance with Policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

44 Outline: Provision of Abbey Coop office

Prior to commencement of implementation of phase 3, not less than 125sqm GEA of contiguous floorspace (the 'Abbey Coop office') shall be completed to a standard which is consistent with a schedule of schedule of accommodation which shall be

submitted to and approved in writing by the local authority and shall be made available for occupation and retained for use as a high quality and readily accessible office (Class B1) for use by the Abbey Coop.

Reason: To ensure the satisfactory re-provision of existing employment space in accordance with Policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

45 ** Outline: Phase 2 site management plan

Prior to the commencement of development within phase 2, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, a Community Building Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall provide details of the layout, entranceways, public & private areas, evening access arrangements, management of any drop-off vehicle bays within the curtilage of the site to ensure the bays are not used for long term parking, details of access controls and management of any dedicated community centre parking bays in the basement of phase 3, details of maintenance strategy for any glass roof elements to the building and design and operational security measures. The completed facility shall not be used other than in accordance with the approved Plan.

Reason: To ensure the development provides an attractive safe and secure environment and has an acceptable impact on local parking conditions in accordance with the requirements of policies CS11, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP19, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

46 Outline: Phase 3 parking management

Applications for approval of Reserved Matters in respect of phase 3 shall include a Basement Parking Management plan. The plan shall include the following details:

- a. numbers and types of parking spaces and their layout,
- b. access arrangements to/from the street,
- c. how the general purpose, disabled and blue badge parking spaces would be allocated and managed in accordance with the car parking standards set out in condition 74 and
- d. how the provision of and access to electric charging points would be managed.

No parking shall take place within the basement of phase 3 other than in accordance with the management plan so approved.

Reason: In order to ensure that the development contributes to sustainable transport aims in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

47 ** Outline: Safeguarding for Cycle hire

Prior to the commencement of development within phase 2, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, a plan demonstrating how the proposals have been designed in such a way as to ensure that they would not prejudice the delivery of a 20 space cycle hire docking station within the vicinity of the building as shown on the approved drawing 'Proposed Parking Plan' shall be submitted to and approved by the Local Planning Authority. The plan shall include details of:

- a. any temporary landscaping arrangements for the safeguarded area the period between completion of the phase 2 public realm and the provision of the docking station and
- b. the permanent landscaping arrangements for the safeguarded area in the event that the docking stations have not been delivered within 5 years of the date of this permission.

The obligation to safeguard an area for the docking station shall cease in the event that the cycle hire facilities are not at least substantially completed within 5 years of the date of this permission.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

48 ** Outline: Public realm improvements

Applications for reserved matters for landscaping in phase 2 or 3 shall be accompanied by details of public realm improvements for the whole of the junction and the public highway within the site and the public realm within both phases. Such details to be prepared in conjunction with the Council's Transport Design (Transport Strategy Service) and Highway Implementation (Engineering Service) teams.

Such matters to include the following details:

- a. Results of comprehensive investigation into options for traffic calming on the approaches to and at the junction including consideration and modelling of removal of traffic signals,
- b. All works to the highways and public areas,
- c. Location, type and access considerations of cycle, vehicle and disabled parking and loading bays,
- d. Position specification and design of external lighting and alterations to junction and pavement lines,
- e. Street furniture,
- f. All hard and soft landscaping and tree pits,
- g. Anticipated pedestrian movement and desire lines,
- h. Details of tree root protection areas supported by evidence from intrusive site investigation prepared by a qualified arboriculturalist and
- i. Informal crossings on Abbey Road and Belsize Road to align with the pedestrian route through phase 3.

Reason: To ensure that the pedestrian environment is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

49 ** Outline: Phase 2 Public realm delivery

Prior to the first occupation of development in phase 2, confirmation that public realm improvements within the phase 2 area have been completed to an adoptable standard shall be submitted in writing to the local planning authority. Such improvements to be carried out to a design agreed by the Council's Transport Design (Transport Strategy Service) and Highway Implementation (Engineering Service) teams.

Reason: To ensure that the pedestrian environment is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

50 ** Outline: Phase 3 Public realm delivery

Prior to the first occupation of development in phase 3, confirmation that public realm improvements within the phase 3 area have been completed to an adoptable standard shall be submitted in writing to the local planning authority. Such improvements to be carried out to a design agreed by the Council's Transport Design (Transport Strategy Service) and Highway Implementation (Engineering Service) teams.

Reason: To ensure that the pedestrian environment is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

51 ** Outline: Phase 3 Servicing Management Plan

Prior to the first occupation of the commercial units in phase 3, a Servicing Management Plan (SMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the following:

- a. location and dimensions of the servicing bay in phase 3,
- b. frequency and duration of servicing and refuse collection visits and size and types of vehicle,
- c. method of co-ordinating servicing needs between occupiers within phase 3,
- d. hours of servicing and shared disabled access and
- e. the mechanisms that will be used to ensure loading and unloading takes place in accordance with the plan.

The bay shall be provided in full prior to first occupation of the phase. No servicing of any building shall take place on any part of the highway network or public realm other than in accordance with the servicing plan so approved.

Reason: To avoid obstruction of the surrounding streets and ensure the safety of pedestrians, cyclist and other road users, in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

52 Outline: Cycle parking

Applications for approval of Reserved Matters in respect of phases 2 and 3 shall be accompanied by details of the cycle parking to be provided as part of the relevant phase. This shall include details of secure and covered cycle parking for each individual use within the proposed buildings and visitor cycle parking and shall demonstrate how the number of spaces would meet the Council's and the Mayor's published standards as applied per phase. Furthermore the details shall specify the following:

- a) the location and size of storage areas,
- b) specification of cycle racks,
- c) how level access is achieved,
- d) methods of ensuring security of storage entry controls and
- e) any additional facilities provided for employees or users of commercial or community buildings such as changing rooms with showers, toilets and lockers.

No occupation of the relevant uses shall commence until such time as the relevant facilities have been provided in full and shall thereafter be retained.

Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

53 ** Outline: Countdown system

Prior to commencement of phase 2 of the development confirmation that the necessary measures to secure the provision of one Countdown bus information system shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall be completed prior to first occupation of phase 2.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

54 ** Outline: Electric car charging point

Prior to commencement of phase 3 of the development, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure an on street electric car charging point in the immediate vicinity of the development shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall be completed prior to first occupation of phase 3 and shall be thereafter retained.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

55 Outline: Acoustic report

Prior to the commencement of phases 2 and 3 of the development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition) an acoustic report, demonstrating how any mechanical plant to be installed within the phase will accord with the noise and vibration standards as set out in the Local Development Framework and CPG. The report shall include such manufacturers' specifications and details of noise and vibration mitigation measures as necessary.

The plant shall not be operated other than in complete accordance with such measures as may be approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

56 Outline: Drainage & SUDs

Prior to commencement of phases 2 and 3, other than site clearance and demolition, a Water Management Strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority. Such strategy to be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall set out specifications, calculation and details of the measures applied to achieve a reduction in surface water runoff of at least 75% from existing levels for the land within the relevant phase; the strategy to also set out details of the grey water harvesting system to be provided as part of the relevant phase.

The SUDs and grey water harvesting measures shall be provided and maintained in accordance with the details thus approved.

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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core

Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

57 Outline: Energy efficiency

Applications for approval of Reserved Matters in respect of development within each phase shall be accompanied by a detailed Energy Efficiency and Carbon Reduction Statement and plans describing and illustrating the carbon reduction measures for the site. Such plan statement to assess and demonstrate the manner in which the development will follow the energy hierarchy approach with a view to reducing carbon energy emissions in order to achieve the improvements in Target Emission Rates (TER) as set out below. The statement to include an assessment of the potential contribution of relevant advances in technological measures to reducing the carbon generation of the relevant phase.

Reserved Matters applications registered as valid between 2013 and before 2016 shall target at least 40% improvement in TER on 2010 Building Regulations.

Reserved Matters applications for residential elements registered as valid in 2016 and later shall achieve at zero carbon emissions.

Reserved Matters applications for non-residential elements registered as valid between 2016 and before 2019 shall achieve the building regulations in place at the time

The measures thus demonstrated shall be secured prior to first occupation of the relevant phase of development and thereafter retained.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

58 Outline: Code for sustainable homes

Applications for approval of Reserved Matters in respect of phase 3 shall be accompanied by a detailed sustainability statement which sets out the manner in which development in the relevant phase will achieve the following measures:

Reserved Matters applications registered before 2016 shall achieve at least Level 4 of the Code for Sustainable Homes or the relevant standard set by the Mayor of London whichever is applicable at the time and will target at least 50% of the un-weighted credits in the Energy and Water and Materials sections;

Reserved Matters applications registered as valid in 2016 and later shall achieve at least Level 6 of the Code for Sustainable Homes or the relevant standard set by the Mayor of London whichever is applicable at the time and will target 50% of the un-weighted credits in the Energy and Water and Materials sections

Prior to first occupation a post-completion certificate which demonstrates that the approved rating has been achieved shall be submitted to and approved in writing by the local planning authority.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13, CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 of the London Borough of Camden Local Development Framework Development Policies.

59 Outline: BREEAM.

Applications for approval of Reserved Matters in respect of non-residential development within phases 2 and 3 shall be accompanied by a detailed sustainability statement which sets out the manner in which development in the relevant phase will achieve the following measures:

Reserved Matters shall target BREEAM 'Excellent' but achieve no less than 'Very Good' and shall target a level of 60% of the un-weighted credits in the Energy and Water sections and 40% in the Materials categories.

Prior to first occupation a post-completion certificate which demonstrates that the approved rating has been achieved shall be submitted to and approved in writing by the local planning authority.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13, CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 of the London Borough of Camden Local Development Framework Development Policies.

60 ** CHP

Prior to first occupation of phase 1 the energy centre comprising a CHP system shall be installed and commissioned in accordance with the Energy Statement (dated 18 July 2013).

The energy centre to be sized to provide sufficient access height and circulation space for the purposes of installation, system expansion, maintenance and replacement of the energy generation in order to supply electricity and hot water to all residential and commercial units within the three phases of the development.

The CHP shall be fitted with a catalytic convertor and the ventilation inlets for the flats shall be designed and located in accordance with the recommendations of section 6 (mitigation measures) of the Air Quality Assessment hereby approved.

Measures shall be incorporated within the design to allow future connection to other buildings outside the site boundary but including the Snowman and Casterbridge towers.

No development in phases 2 or 3 shall be occupied until such time as the necessary energy generation measures have been secured and are in operation in the energy centre. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13, CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 of the London Borough of Camden Local Development Framework Development Policies.

61 Outline: Biodiversity strategy

Applications for approval of Reserved Matters in respect of development in phases 2 and 3 shall be accompanied by a Biodiversity Strategy.

The strategy shall set out

- a. the area, location and specification of all green and brown roofs and position and location of all photovoltaic panels and solar panels and other roof mounted fixtures within the relevant phase and
- b. improvements to be made to biodiversity, ecology and habitat provision within the site in accordance with the Habitat Survey submitted in support of the approved development

No part of each phase shall be occupied until such time as the measures thus approved have been provided in full. All such measures to be thereafter retained.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

62 Outline: Phase 2 Design

Applications for approval of Reserved Matters in respect of phase 2 relating to the design of buildings and landscaping and the public realm shall be accompanied by an urban design report which explains the underlying approach of the design and explain how it addresses the following principles:

- a. single architectural character for the overall building;
- b. use of a co-ordinated palette of materials and details to form a cohesive overall character for the building;
- c. avoidance of distinct 'fronts' and 'backs' to express the public setting of the building on all sides;
- d. emphasis of the horizontal character of the new community building;
- e. maximising pedestrian legibility and accessibility through the building to the green space to the rear;
- f. promotion of active front and rear ground floor frontages and visual connections to internal uses;

g. use of evidence from wind tunnel modelling of local wind environment to design building and landscape features which optimise year round use of green spaces and outdoor activity nodes.

Reason: To ensure that the scheme is designed to a sufficiently high standard of quality and to enhance the character and appearance of the local townscape and of the adjoining conservation areas in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

63 ** Outline: Phase 3 Employment strategy

Applications for reserved matters for development in phase 3 shall be accompanied by an Employment Strategy setting out:

- a. Specification, design and location of the proposed employment floorspace and
- b. Details of how the units would be finished, marketed, let and managed in order to contribute to diverse and sustainable employment opportunities for local people.

Phase 3 of the development shall be carried out in accordance with the measures identified and approved.

Such strategy to be prepared in consultation with the Council's economic development team and local employment.

No residential units within the market tenure elements of phase three of the development shall be occupied until such time as a minimum of 345sqm GIA of business floorspace has been completed and made available to let in accordance with the employment strategy thus approved. For the avoidance of doubt business floorspace excludes retail and food and drink uses (classes A1 to A5).

Reason: To ensure that the development retains adequate provision of high quality and flexible employment floorspace, local retail and new homes in accordance with policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

64 This entry has been deliberately left blank.

65 Outline: Archaeology

No development shall take place for phase 2 or phase 3 until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with the approved Written Scheme of Investigation (by CgMs ref RM/15454 dated July 2013).

No development or demolition in phases 2 or 3 shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

No development in phases 2 or 3 shall be occupied until the site investigation and

post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Important archaeological remains may exist on the site. The requirements of this condition are to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development and to minimise damage to them in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

66 Outline: Phase 3 Basement

Applications for reserved matters for development in phase three shall be accompanied by a detailed assessment of the likely impact of the construction of the basement on the structural integrity of the neighbouring buildings and structures. Such assessment to be prepared in accordance with CPG4 (Basements and Lightwells) and shall set out any mitigation measures required during the construction and operational phases of the development.

All basement works shall be undertaken only in strict accordance with the approved measures.

Reason: To safeguard existing underground infrastructure and to protect the structural stability of the neighbouring buildings and structures, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

67 Outline: Community safety

Prior to commencement of any development in phases 2 and 3 (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), a community safety statement setting out details of security measures to all buildings and the public realm within the phase, including external lighting, CCTV, basement security measures, lighting to entrance areas, control of access points and other related controls and measures shall be submitted to the local planning authority. No part of the relevant phase shall be occupied until such time as the local authority has approved the community safety statement in writing.

The development shall be carried out in accordance with any such approved measures and shall be thereafter maintained.

REASON: To ensure that suitable measures are taken in respect of security of the site, in accordance with the requirements of policy CS17 of the London Borough of Camden Local Development Framework Core Strategy.

68 ** Affordable housing

Affordable housing shall be provided in accordance with the conditions and approved documents as set out in this decision. All affordable housing units shall be constructed and fitted out as units which are suitable for occupation as affordable housing and shall only be occupied and shall be retained in perpetuity for no purpose other than for the provision of intermediate and social rented housing in accordance with the targets set by the Regulator or the Intermediate Housing Scheme as the case may be; not disposing of any interest in the Affordable Housing Units (except by way of mortgage) other than to any other Registered Social Landlord registered with the Regulator or any other body organisation or company registered with the Charity Commissioners for England and Wales and approved by the Homes and Communities Agency or the Regulator or the Council.

Reason: To secure sufficient provision of affordable housing in the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies D3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

69 Roof terraces

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

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

70 Timing of Landscaping

All hard and soft landscaping works approved as part any phase shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the relevant phase of the development. Any newly planted 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 satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies CS14, and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

71 Slab levels

Prior to commencement of development of any phase other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, details of proposed slab levels, in relation to the existing and proposed levels of the site and the surrounding land, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be carried out other than in strict accordance with the details thus approved.

Reason: In order to ensure that the height of the development is no greater than indicated on the approved drawings, so as to protect the amenity enjoyed by nearby residential premises, in accordance with the requirements of policy CS1 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

72 Control of D1 uses

Notwithstanding the provisions of Class D of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises indicated for D1 use on the approved plans (with the exception of floorspace assigned to class B1 office use within phase 2) shall not be used for any other purpose in Class D1 other than to provide community and healthcare facilities for the use of the local communities.

Reason: To ensure the acceptable impact of the non-residential institutional uses on the amenity of neighbours and local transport conditions in accordance with Policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15, DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

73 At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

74 Car parking standards

The development shall be constructed in such as manner as to provide no more than the following basement parking spaces:

Residential: 1 non-disabled space per 5 completed dwellings to a maximum ratio of 0.2 spaces per dwelling.

Residential: 1 disabled space per 10 completed dwellings to a maximum of 26 spaces.

Class D1 Healthcare uses: No more than 5 spaces shall be provided at any time following occupation of the relevant healthcare facility in phase 2 of the development.

Commercial units (use classes A1-A5 and B1): No parking spaces shall be provided at any time within the development.

Class D1 Community Uses: No more than 3 spaces shall be provided at any time following occupation of the relevant community facility in phase 2 of the development.

Spaces provided under the above allocation shall not be made available to anyone in connection with any purpose other than their assigned use.

The Community Centre spaces shall be used only in connection with the operation and staffing of the Centre and not by general visitors.

No fewer than 20% of all basement car parking spaces shall be provided as active electric car charging points and no fewer than a further 20% shall be provided with the necessary cables and power supply to support future provision.

Off-street surface level residential parking shall not exceed the existing provision of 34 spaces within phase 2.

Reason: In order to ensure that the development contributes to sustainable transport aims in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

75 ** Car capping

Prior to first occupation of each phase of the development hereby approved, the landowner would ensure through agreement that each occupier of the premises is informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay, shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council (with the exception of the carpark hereby approved) and nor shall they be entitled to be granted a Business Parking Permit.

Reason: In order to ensure that there is no additional parking pressure within the vicinity, in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

76 ** Adoption by highways

Prior to first occupation of each phase of the development confirmation that the appropriate measures are in place to complete the adoption of the land adjoining the relevant phase as shown on the approved 'Proposed Adoption Plan' shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme is accessible for all, in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

77 ** CMP

Prior to commencement of any phase of development, including demolition, a Construction Management Plan (including an Air Quality Assessment) setting out measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction period and taking account of the cumulative impact of concurrent or planned development within the immediate area, shall be submitted to and approved by the local planning authority in consultation with Transport for London. The CMP shall also include details of a working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses. The CMP shall also include details of measures to mitigate the risk of harm from unexploded ordnance within the site.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition during the phase. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

78 ** Residential Travel Plan

Prior to first occupation of the residential uses in any phase of the development a full residential travel plan, based upon the structure of the submitted framework travel plan, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London.

Such full travel plan shall set out measures for promoting sustainable transport modes for residents within the relevant phase of the development, and shall allow

for an initial substantial review within six months of full occupation of the relevant phase of development incorporating an update based upon receipt of results of a post-occupancy TRAVL survey. Subsequent revisions to the approved travel plan and its strategy shall be submitted to and approved by the Local Planning Authority prior to implementation. The measures contained in the Travel Plan shall at all times remain implemented.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

79 ** Workplace travel plan

Prior to first occupation of the commercial uses in any phase of the development a Work Place and Visitor Travel Plan (TP), based upon the structure of the submitted workplace framework travel plan, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Transport for London.

Such travel plan shall set out measures for promoting sustainable transport modes for businesses within the relevant phase of the development, and shall allow for an initial substantial review within six months of full occupation of the relevant phase of development incorporating an update based upon receipt of results of a post-occupancy TRAVL survey. Subsequent revisions to the approved travel plan and its strategy shall be submitted to and approved by the Local Planning Authority prior to implementation. The measures contained in the Travel Plan shall at all times remain implemented.

Reason: In order to ensure that the travel demand arising from the development does not significantly impact on the existing transport system and to accord with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

80 ** Level plans

No part of each phase shall commence other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, until such time as the Council has confirmed in writing that it has received plans demonstrating the levels at the interface of the relevant phase of Development with the boundary of the Property and the Public Highway.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

81 Plant areas

No plant or machinery shall be installed other than in the locations indicated as plant areas on the plans hereby approved.

Reason: To ensure that the appearance of any external plant is compatible with the appearance of the building and the area and to ensure that residential amenities are protected, in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

82 Use Classes

Notwithstanding the provisions of Class A of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, permission is hereby granted for the following retail and food and drink uses to take place within buildings constructed:

No more than 900sqm GEA of floorspace shall be provided within use classes A1 - A5. Notwithstanding the details on the drawings and documents submitted such uses shall not be located other than in the supermarket as shown in phase 1 and the two corner commercial units shown facing the junction in phase 3.

No single unit within use classes A1-A5 in Phase 3 shall be larger than 175sqm GIA.

No more than 550sqm GEA of floorspace shall be provided as a single unit within Phase 1.

No more than one unit on phase 3 shall be occupied for the purposes of uses within Class A5.

Reason: To ensure that the future occupation of the premises does not undermine the ability of the site to support the provision of small retail units and to protect the vitality and viability of the Kilburn High Road Town Centre, in accordance with policy CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP10 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

83 Ducting and ventilation

Prior to commencement of each phase of development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition) in respect of development which includes food and drink floorspace within use classes A3 to A5 in addition to the large retail unit in phase 1, details of extract ventilating system shall be submitted to and approved in writing by the Local Planning Authority. Such details to include routing of ducts and discharge points and associated acoustic isolation and sound and vibration attenuation measures and an Acoustic Impact report prepared by a suitably qualified and

experienced acoustic engineer which sets out how the equipment would meet the council's published noise and vibration standards.

The acoustic isolation shall thereafter be maintained in accordance with the manufacturers' recommendations.

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

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

84 Hours of use

Any A3, A4 or A5 use hereby permitted shall not be carried out outside the following times: 08:00hrs to 23:00hrs Sunday to Thursday and Bank Holidays and 08:00hrs to 00:00hrs on Friday and Saturday.

Outdoor seating areas associated with the uses in classes A3 to A5 shall be cleared of customers between 22:00 and 08:00 hours, 7 days a week.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

85 Active frontages

The shop front windows to the retail and food drink units shall be used for display purposes and the window glass must not be painted or obscured.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to prevent the introduction of dead frontages within the development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

86 Contamination Assessment

Prior to commencement of development of each phase, a detailed written scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation for that phase shall be submitted to and approved in writing by the Local Planning Authority.

The scheme of assessment must be sufficient to assess the scale and nature of

potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11).

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial use of the site in accordance with policy CS16 of the London Borough of Camden Local Development Framework Core Strategy.

87 Site Investigation and Submission of a Remediation Scheme.

Prior to commencement of development of each phase (other than demolition of the carpark), a site investigation shall be undertaken for that phase in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences, a remediation scheme shall be agreed in writing with the Local Planning Authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

88 Reporting and Management of Significant Additional Contamination

Prior to the first occupation of any phase of the development hereby permitted the developer shall submit written confirmation that all works for that phase were completed in accordance with the approved remediation scheme. A revised remediation scheme shall be submitted to the Local Planning authority for approval in writing in the event that additional significant contamination is discovered during development of any phase. Such revised scheme shall fully assess the additional contamination.

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 CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

89 ** KX working

Prior to commencement of each phase of development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition

of the carpark with its attached highlevel walkway, the applicant and/ or/ developer shall:

- a) have entered into an agreement with Kings Cross Construction Skills Centre to ensure that all job vacancies during the construction phases are registered with KCC at the same time as other recruitment efforts and all reasonable endeavours are used to ensure that no less than 20% of the work force is comprised of residents of the London Borough of Camden,
- b) have entered into an agreement with the Kings Cross Construction Skills Centre (KXCSC) to ensure that at least one construction industry apprenticeship for a Camden resident is recruited via the KXCSC for each 4000sqm of proposed floorspace within that phase, each apprentice to be employed for at least 52 weeks and
- c) have demonstrated that they have worked with the Council's local procurement team to provide opportunities for Camden-based businesses to tender for the supply of goods and services during construction.

Reason: In order to define the permission and to ensure that unemployed people within the Borough of Camden have training and employment opportunities during the construction phase of major developments and to source goods and services from local businesses in accordance with policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

90 Piling method statement

Prior to commencement of any phase of development, a piling method statement shall be submitted to and approved in writing by the local planning authority. Such method statement to detail the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works.

All piling works shall be undertaken only in strict accordance with the approved measures.

Reason: To safeguard the existing public sewer infrastructure and to protect the structural stability of the neighbouring buildings and structures, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

91 ** Education

Prior to commencement of phases 1 and 3 of the development other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, confirmation that the necessary measures to secure appropriate

measures to support the local education infrastructure shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the impact of the scheme on the local education infrastructure is mitigated in accordance with policy CS19 of the London Borough of Camden Local Development Framework Core Strategy.

92 Need for a Legal agreement

In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be commenced on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with ** in the planning permission (Camden reference 2013/4678/P) and those obligations shall apply to all conditions above marked with ** which supersede those of permission 2013/4678/P.

Reason: In order to define the permission and to secure development in accordance with policy CS19 of the London Borough of Camden Local Development Framework Core Strategy.

93 Phase 1: Code for sustainable homes certification

Prior to first occupation of residential development within phase 1 a post-completion certificate which demonstrates that the residential element has achieved level 4 of the Code for Sustainable shall be submitted to and approved in writing by the local planning authority.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13, CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 of the London Borough of Camden Local Development Framework Development Policies.

94 Phase 1: BREEAM certification

Prior to first occupation of non-residential units in phase 1 a post-completion certificate which demonstrates that the non-residential elements have achieved a rating of at least Very Good shall be submitted to and approved in writing by the local planning authority.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13, CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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

Community Infrastructure Levy (CIL) as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the Mayor's CIL charging schedule and the information given on the plans, the charge may be of the order of £500,000. This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

- 2 The matters covered by conditions marked with an ** are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information. If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document. This reflects the terms of condition 92 of the planning permission.
- 3 In the absence of a Section 106 agreement securing the matters covered by conditions marked with ** above, the Department of Planning and Public Protection requires an unequivocal written statement from the Assistant Director for Housing and Adult Social Care confirming that it will comply with the matters set out in conditions ** (as provided in the Council's standard s106 obligations on these matters) and that it will not dispose of any of its interest in the land (not including disposals to individual tenants and occupiers) without first ensuring that any new owner simultaneously executes a Section 106 agreement securing any relevant matters covered by conditions ** which are outstanding or ongoing.
- 4 Thames Water : trade effluent

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.
- 5 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In

respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combine public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

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

- 7 Thames Water: public sewer on site

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

- 8 Thames Water: Piling

Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

- 9 Thames Water: pollutant interceptors

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

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

- 11 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 12 There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.
- 13 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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.
- 14 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 2363).
- 15 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in a key principle of PPS9 (Biodiversity and Geological Conservation) by building up the data base of up to date ecological information and this will help in future decision making.
- 16 Definitions

For the avoidance of doubt references throughout this decision to phases shall take the following meaning:

Phase one: demolition of structures within and walkways attached to the blue zone identified in approved parameter plan PL014revA and construction of built elements within the zone.

Phase two: demolition of structures within and walkways attached to the orange zone identified in approved parameter plan PL014revA and construction of built elements within the zone.

Phase three: demolition of structures within and walkways attached to the purple zone identified in approved parameter plan PL014revA and construction of built

elements within the zone.

- 17 The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines.

The Written Scheme of Investigation will be based upon the predicted impacts of each development area, which need to be further developed. Should significant archaeological remains be encountered in the course of the initial field evaluation, an appropriate mitigation strategy, which may include archaeological excavation, is likely to be necessary.

- 18 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

- 19 Network Rail:

Operational safety of the railway

In order to ensure the operational safety of the railway during the construction of the proposal, the applicant will be required to enter into a Basic Asset Protection Agreement with Network Rail (AssetProtectionLNWSouth@networkrail.co.uk)

Possession of the railway

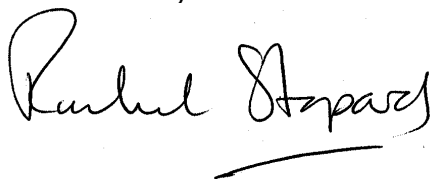
If it is necessary to close the railway and restrict rail traffic, "possession" of the railway must be booked via Network Rail's Asset Protection Engineer, all costs are to be borne by the developer.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

