

Mr Will Edmonds
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2015/1243/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

1 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
44 - 44a Gloucester Avenue
London
NW1 8JD

Proposal:

Demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works.

Drawing Nos: Supporting Documents

Planning Statement, Design and Access Statement plus appendices, Acoustic Report, Sustainability Statement, Heritage Statement, Ecology Report and BREEAM Report, Tree Assessment, Sunlight and Daylight Report, Basement Impact Assessment including Ground Movement Survey, Transport Assessment, Travel Plan, Construction Management Plan, Air Quality Assessment, Energy Statement and Construction Logistics Plan.

Drawing Numbers



173_S_00 Rev A - Site Plan, 173_GA_10 Rev A- Location Plan, 173_DN_00 Rev A - Existing Ground Floor Plan - Demolition Drawing, 173_EE_00 Rev A - Existing Gloucester Avenue Elevation, 173_EE_01 Rev A - Existing South West Elevation, 173_EE_02 Rev A - Existing North East Elevation, 173_EE_03 Rev A - Existing Elevations, 1173_EE_04 Rev A - Existing General Elevation, 173_EX_-01 Rev A - Existing Basement Floor Plan, 173_EX_00 Rev A - Existing Ground Floor Plan, 173_EX_01 Rev A - Existing First Floor Plan, 173_EX_02 Rev A - Existing Second Floor Plan, 173_EX_02_MEZZ Rev A - Existing Second Floor Mezzanine Plan, 173_EX_ROOF Rev A - Existing Roof Plan, 173_GA_-01 Rev H - Proposed Basement Floor Plan, 173_GA_00 Rev F - Proposed Ground Floor Plan, 173_GA_01 Rev G - Proposed First Floor Plan, 173_GA_02 Rev G - Proposed Second Floor Plan, 173_GA_03 Rev E - Proposed Third Floor Plan, 173_GA_04 Rev F - Proposed Fourth Floor Plan, 173_GA_05 Rev E - Proposed Fifth Floor Plan, 173_GA_ROOF Rev C - Proposed Roof Plan, 173_GE_00 Rev E - Proposed General Elevation, 173_GE_01 Rev D - Proposed General Elevation, 173_GE_02 Rev D - Proposed General Elevation, 173_GE_03 Rev D - Proposed General Elevation - 173_GE_04 Rev C - Proposed General Elevation in Context, 173_GS_00 Rev B - Proposed General Section, 173_GS_01 Rev B - Proposed General Section, 173_GS_02 Rev B - Proposed General Section, 173_GS_03 Rev C - Proposed General Section, 173_LA_00 Rev B - Proposed Landscape Plan, 173_LFT_00 Rev A - Proposed Lifetime Home Compliance Drawing - General Arrangement, 173_LFT_01 Rev A - Proposed Lifetime Home Compliance Drawing - General Arrangement, 173_WHC_00 Rev A - Proposed Wheelchair Adaptability Drawing, 173_BS_00 Rev A - Proposed Bay Study Details, 173_BS_01 Rev A - Proposed Bay Study Details, 173_BS_02 Rev A - Proposed Bay Study Details and 173_BS_03 Rev A - Proposed Bay Study Details.

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

Condition(s) and Reason(s):

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

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

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

Drawing Numbers

173_GA_-01 Rev H - Proposed Basement Floor Plan, 173_GA_00 Rev F - Proposed Ground Floor Plan, 173_GA_01 Rev G - Proposed First Floor Plan, 173_GA_02 Rev G - Proposed Second Floor Plan, 173_GA_03 Rev E - Proposed Third Floor Plan, 173_GA_04 Rev F - Proposed Fourth Floor Plan, 173_GA_05 Rev E - Proposed Fifth Floor Plan, 173_GA_ROOF Rev C - Proposed Roof Plan, 173_GE_00 Rev E - Proposed General Elevation, 173_GE_01 Rev D - Proposed General Elevation, 173_GE_02 Rev D - Proposed General Elevation, 173_GE_03 Rev D - Proposed General Elevation - 173_GE_04 Rev C - Proposed General Elevation in Context, 173_GS_00 Rev B - Proposed General Section, 173_GS_01

Rev B - Proposed General Section, 173_GS_02 Rev B - Proposed General Section, 173_GS_03 Rev C - Proposed General Section, 173_LA_00 Rev B - Proposed Landscape Plan, 173_LFT_00 Rev A - Proposed Lifetime Home Compliance Drawing - General Arrangement, 173_LFT_01 Rev A - Proposed Lifetime Home Compliance Drawing - General Arrangement, 173_WHC_00 Rev A - Proposed Wheelchair Adaptability Drawing, 173_BS_00 Rev A - Proposed Bay Study Details, 173_BS_01 Rev A - Proposed Bay Study Details, 173_BS_02 Rev A - Proposed Bay Study Details and 173_BS_03 Rev A - Proposed Bay Study Details.

Supporting Documents

Planning Statement, Design and Access Statement plus appendices, Acoustic Report, Sustainability Statement, Heritage Statement, Ecology Report and BREEAM Report, Tree Assessment, Sunlight and Daylight Report, Basement Impact Assessment including Ground Movement Survey, Transport Assessment, Travel Plan, Construction Management Plan, Air Quality Assessment, Energy Statement and Construction Logistics Plan.

- 3 No development of the relevant part shall commence until detailed drawings, or samples of materials as appropriate, in respect of the following, have been submitted to and approved in writing by the Local Planning Authority:
- a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at full size.
 - b) Typical details of new railings, balustrade and new gates at a scale of 1:10 with finials at full size, to include method of fixing.
 - c) Manufacturer's details of new facing materials including windows and door frames, metal cladding, gates, glazing, glazed link and balconies with a sample panel of not less than 1m by 1m demonstrating, the proposed colour, texture, face-bond and pointing of brickwork.
 - d) Section drawings showing protrusion of photovoltaic panels to the roof of Building 2at a scale of 1:10 and samples of the new panels to be installed.
 - e) Samples of the materials and typical details to be used in the construction of the external surfaces of the extension to Building 1 (frontage building at 44 Gloucester Avenue) including sample panels of not less than 1m by 1m of all new facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

The relevant part of the development shall then be carried out only in accordance with the approved details and samples.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Before the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition) commences, details of

secure and covered cycle storage area for 68 cycle parking spaces for the residential part of the development and 8 cycle parking spaces for the office (Class B1a) part of the development shall be submitted to and approved by the local planning authority. The approved storage areas shall be provided in their entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy 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.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or man-safe rails shall be fixed or installed on the external face of any of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition), shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas (including terraces, balconies and green roofs) have been submitted to and approved by the local planning authority in writing. Details shall include a phased programme of works. The relevant part of the works shall not be carried out otherwise than in accordance with the details and programme thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and policy CS15 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.

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

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 & 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.

- 9 The green roof hereby approved shall be provided prior to the first occupation of the development in accordance with the approved details and shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies 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.

- 10 Details of the proposed ventilation and extraction plant for the Class B1 premises, including details of sound attenuation for any necessary plant, shall be submitted to and approved in writing by the Local Planning Authority and the approved measures shall be implemented prior to occupation of the commercial units and shall be retained and maintained as such thereafter.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of 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.

- 12 Prior to commencement of the development, full details of the sustainable drainage system prioritising SUDS within the landscaping shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, and shall demonstrate greenfield run off rates if feasible or as a minimum a 50% reduction in run off rate. Details shall include a lifetime maintenance plan, and shall thereafter be retained and maintained in accordance with the approved details.

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.

- 13 Prior to occupation of the development, evidence that the sustainable drainage system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies 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.

- 14 At least 28 days before development commences (other than site clearance & preparation, relocation of services, utilities and public infrastructure, but prior to removal of any soil from the site),:

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

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

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

- 15 Prior to occupation of the development the refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS18 of the London Borough of Camden LDF Core Strategy and DP26 of the London Borough of Camden LDF Development Policies.

- 16 Prior to occupation of the development full details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) Affordable Housing refuse store
- b) Affordable Housing cycle store
- c) Market units refuse stores
- d) Market units cycle store

The relevant part of the development shall then be carried out only in accordance with the approved details and samples.

Reason: To ensure the development provides adequate refuse and cycle parking facilities in accordance with the requirements of policies CS11 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 17 All units hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (2).

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.

- 18 Units G04, 108, 208 and 304 as indicated on the plans hereby approved shall be designed and constructed in accordance with Building Regulations Part M 4 (3) adaptable.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy 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.

- 19 Prior to the commencement of work on site, details of temporary and permanent works on site and a method statement and risk assessment in consultation with Network Rail shall be submitted to the local planning authority.

Reason: To ensure that the construction and subsequent maintenance of the

proposal can be carried out without adversely affecting the safety, operational needs and integrity of the neighbouring railway land in accordance with the requirements of policy CS5 and CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 20 The access to the Grade II* listed stationary winding engine vaults shown on Drawings 173_GA_-01 Rev H and 173_GA_-00 Rev F hereby approved shall be provided prior to the occupation of the development and shall be permanently retained thereafter.

Reason: In order to safeguard the special architectural and historic interest of the listed vaults in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 21 The development shall be carried out in accordance with the noise mitigation measures to ensure acceptable internal noise levels within the proposed residential units as set out in the Noise and Vibration Assessment by Sharps Redmore and no unit shall be occupied until the mitigation measures relevant to that unit have been installed.

Reason: To safeguard the amenities of the future occupants of the development in accordance with the requirements of policy CS6 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.

- 22 Prior to occupation of the development, a revised air quality assessment taking into consideration emissions from the railway line, and outlining any necessary mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To safeguard the amenities of the future occupants of the development in accordance with the requirements of policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 23 Prior to occupation of the development, details of the privacy screens to be fitted to the ground floor fenestration on the western elevation facing No.48 Gloucester Avenue and Sunny Mews shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To safeguard the amenities of the future occupants of the development in accordance with the requirements of policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service,

Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@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.
- 3 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/environment/cont-act-street-environment-services.en>.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 6 This permission is granted without prejudice to the necessity of obtaining planning permission for any proposed extract/ventilation ducts or other plant such as air conditioning units.
- 7 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

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

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 8 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 9 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 10 The developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the Local Planning Authority (LPA) and must be approved prior to commencement to the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

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



Ed Watson
Director of Culture & Environment